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# Real Estate

<https://melandbudwick.com/practice/real-estate/>

## High-Value Counsel in High-Stakes Matters

Across South Florida and beyond, clients turn to us for practical guidance on high-stakes commercial and residential real estate transactions. We advise on every aspect of a deal—from acquisitions and due diligence to financing, development, construction, leasing and dispositions. Whether you are developing a luxury waterfront condominium or financing a mixed-use project, we bring a sophisticated, solutions-driven approach to every deal.

### Clients include:

- Developers
- Investors
- Entrepreneurs
- Lenders



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- Buyers
- Sellers
- Financial institutions

## Properties:

- Mixed-use
- Retail
- Office
- Condominiums
- Hospitality
- Industrial
- Healthcare
- Multifamily



## Representative Matters

- Representation of BNY Mellon Bank, Metro Bank, Northern Trust Bank, Professional Bank, Intercontinental Bank and other lenders in numerous commercial real estate loan transactions.
- Represented private investor in connection with acquisition of numerous triple-net lease properties, including Walmarts, Lowes and large national bank headquarter office building and negotiating and closing loans in connection with such acquisitions.
- Represented private investors in connection with acquisitions and financings of approximately two and a half million square foot portfolio of South Florida retail, warehouse, industrial and office properties.



- Represented investors in connection with acquisition of 509 of 774 condominium units in broken condominium.
- Represented Hyperion Partners in connection with acquisition of loan encumbering the Onyx Condominium project, related litigation and bankruptcy to gain control of project, modification of condominium documents and end sale of balance of acquired condominium units.
- Representation of the developer of IOS Condominium in its acquisition and development of, and condominium document preparation for IOS on the Bay, a condominium. The representation also included negotiation, closing of an acquisition and construction loan, subsequent modifications and closing of unit sales to the general public.
- Florida Development Associates – represented the debtor developer of a new construction \$110 million luxury condominium project in South Beach with approximately 189 units. After successfully negotiating a \$49 million debtor in possession loan and subordinating \$10 million of the mezzanine lender's claim, a Chapter 11 plan of reorganization was confirmed. Thereafter modified condominium documents and negotiated and conducted closings of all condominium units.
- General outside counsel to a multi-facility healthcare and nursing home company.
- Assisted multiple investors in conducting due diligence review in relation to purchase of distressed loans secured by commercial properties.
- Representation of developers in Sarasota, Florida in its sale of 100+ developed lots in a planned development community.
- Representation of family run company in its acquisition of various parcels of land on the Miami River.
- Represented private investor in connection with acquisition of several portfolios of triple-net lease restaurant properties located in six states from an institutional Seller and negotiating and closing of CMBS loan as part of transaction.
- Represented Florida-based real estate investment firm Arena Capital LLC in connection with the \$7.6 million-dollar sale of two renovated health care properties containing triple-net tenants in Hialeah, Florida.
- Represented private lender in \$12.55 million-dollar two phase construction loan to finance construction of improvements for three residential projects totaling over 62,000 square feet located in Miami, Florida.



- Represented purchaser in connection with the \$37,375,675 acquisition of a single-family water-front property in Palm Beach, Florida.
- Represented real estate investment firm in \$12 million-dollar acquisition of commercial property in Hialeah, Florida and subsequent development of mixed use retail and residential complex.
- Represented New York-based multifamily property investor ESG Kullen in connection with the \$7.5 million-dollar acquisition of 93 of the 275 units at the Murano of Delray Beach Condominium. The representation included closing a \$8.4 million-dollar loan to cover the purchase and planned renovations.
- Represented real estate investment firm in \$19.12 million-dollar multi-parcel acquisition in North Lauderdale, Florida, and subsequent development of retail shopping center.
- Represented private developer in acquisition of multiple parcels comprising an industrial park in Lauderdale Lakes, Florida.
- Represented real estate development firm in \$21.25 million-dollar disposition of retail shopping center in Pembroke Pines, Florida.
- Represented private investors in \$35,377,547 acquisition of a portfolio of properties containing triple-net tenants.
- Represented private educational institution in acquisition of additional land for proposed expansion and development of high school in Miami, Florida.
- Represented purchaser in connection with the \$10,952,823 acquisition of a single-family landmark property in Palm Beach, Florida.
- Represented New York-based multifamily property investor ESG Kullen in connection with the \$17.88 million-dollar acquisition of 118 of the 267 units at the Monteverde at Renaissance Commons condominium in Boynton Beach, Florida. The representation included closing a \$20.33 million-dollar loan to cover the purchase and planned renovations.
- Represented developer in preparation of purchase agreement and subsequent sales of homes in townhome development project in Coconut Grove, Florida.
- Represented private investors in \$72,792,806 acquisition of a portfolio of restaurant properties containing triple-net tenants.
- Represented developer in the development of condominium project in Santa Rosa Beach, Florida. The representation included the negotiation and closing of a construction loan for the project.
- Represented private investment group in connection with the \$21,675,000



- acquisition of a single-family water-front property in Miami Beach, Florida.
- Represented borrower in refinance related to 20 triple-net lease restaurant properties located in 4 states from a national bank.
  - Represented private lender in connection with the financing of a 9,930-sf multifamily parcel located in Miami, Florida.
  - Represented property investor in connection with the \$16.6 million-dollar acquisition of bulk condo units at a condominium property in Orlando, Florida. The representation included closing a \$20.82 million-dollar loan to cover the purchase and planned renovations.
  - Represented seller in \$10.9 million-dollar disposition of single-family water-front property on Allison Island in Miami beach, Florida.
  - Represented institutional lender in connection with a term loan facility secured by a mortgage on a commercial medical building and all of borrower's corporate assets.
  - Represented developer in the development of the Eleven in the Roads condominium project in Miami, Florida. The representation included the negotiation and closing of a construction loan for the project.
  - Represented purchaser in connection with the acquisition of \$10.4 million-dollar water-front vacant land property in Golden Beach, Florida.
  - Represented property investor in connection with the \$22.42 million-dollar acquisition of bulk condo units at a condominium property in Orlando, Florida. The representation included closing a \$24.45 million-dollar loan to cover the purchase and planned renovations.
  - Represented private lender in the acquisition of a distressed loan and subsequent forbearance and loan modification secured by units in a commercial condominium building in Bay Harbor Islands, Florida.
  - Represented private lender in connection with the financing and subsequent modifications for the development of the Upper Buena Vista retail complex located in Miami, Florida.
  - Represented property investor in connection with the \$28.33 million-dollar acquisition of bulk condo units at a condominium property in Tampa, Florida. The representation included closing a \$29.45 million-dollar loan to cover the purchase and planned renovations.
  - Represented private investor in connection with the acquisition and financing of a warehouse property in Miami, Florida. The representation also included negotiation of a triple-net lease at the property on behalf of the property



owner/landlord.

- Represented property investor in connection with the \$80.85 million-dollar acquisition of bulk condo units at a condominium property in St. Petersburg, Florida. The representation included closing a \$60.637 million-dollar loan to cover the purchase and planned renovations.
- Represented foreign investors in \$140 million-dollar acquisition of office building in Miami, Florida.
- Represented foreign investors in \$32.055 million-dollar acquisition of waterfront hotel and restaurant property in North Bay Village, Florida.
- Represented financial institution in \$56,205,000.00 loan to refinance portfolio of charter school properties in Miami, Florida.
- Represented developers in \$12.5 million-dollar acquisition of hotel property in Hollywood, Florida.
- Represented developer in \$12.5 million-dollar acquisition of shopping center in Coconut Creek, Florida anchored by charter school tenant.

## Related Attorneys

- [Marianne C. Callaos](#) (Associate)
- [Joshua W. Dobin](#) (Partner)
- [Daniel N. Gonzalez](#) (Partner)
- [Mark S. Meland](#) (Partner and Chair, Real Estate and Corporate Group)
- [Bayla Sandman](#) (Associate)
- [William A. White IV](#) (Of Counsel)
- [Tiffany A. Winchester](#) (Of Counsel)

## News

- [Meland Budwick Recognized in the 2026 Edition of Best Law Firms® by Best Lawyers®](#) (Dec. 09, 2025)
- [Mark Meland Named Among Lawdragon's 2025 500 Leading Real Estate Lawyers](#) (Oct. 06, 2025)
- [Mark Meland Named Among Florida Trend's Legal Elite Notable Real Estate / Land Use Attorneys](#) (Sep. 22, 2025)
- [One of Miami Beach's Last Gas Stations Just Sold. Here's What's Planned for the Site](#) (Sep. 12, 2025)



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- [Meland Budwick Represents Integra in \\$20.5 Million Stalking Horse Bid for Distressed Pembroke Pines Condominium](#) (Aug. 13, 2025)

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