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# Real Estate

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## 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

- Represented a New York-based real estate investment firm in a variety of transactions in support of its strategy to continue acquiring over 4,400 units in multi-family properties and condominium projects. This included various debt and equity structures, recapitalization strategies, and expanding the client's geographical footprint outside of the Florida market.
- Represented the borrower of a \$117 Million construction loan for the financing of Phase I of the Aqua at Westshore Yacht Club project in Tampa Bay, Florida. When completed, Phase I of the project will feature 77 waterfront condominium residences and nine luxury villas. Mark S. Meland negotiated a tough set of construction loan documents and closed the transaction mid-



construction, just after Hurricanes Helene and Milton passed. Currently representing this developer in connection with the sale of individual condominium units to end buyers.

- Represented first position secured creditor Cirrus Real Estate Funding, LLC, in the Chapter 11 bankruptcy case of BH Downtown Miami, LLC, pending in Miami. Advised Cirrus on all Chapter 11 matters in this case, including defending Cirrus in a heavily contested adversary proceeding brought against it by BH Downtown, as well as BH Downtown Miami's sale efforts and representing Cirrus in its credit bidding acquisition (sale closed in Q1 2026). The land owned by BH Downtown Miami is one of the few last developable parcels of waterfront property in downtown Miami (the land is valued at over \$100m).
- Represented Regency Development Group to secure \$56 million in financing for a luxury waterfront condominium project in Bay Harbor Islands. The Regency Development Group plans to build an eight-story building with 33 two to four-bedroom condominiums and 13 private boat slips. New York-based S3 Capital provided Regency with the construction loan. Prepared condominium documents for project and negotiated amendments with end unit buyers. These high-end condos will be priced from \$1.8 million to over \$7 million.
- Represented industrial developer in negotiation of single-tenant leases with multi-national companies of 1.4 million feet and 1.2 million square feet of space and the sale of large parcel to a national company with rail access at the same development located in central Florida.
- Represented Integra Realty, LLC, as the \$20.5m stalking horse bidder in the Heron Pond Condominium Association receivership case. In this role, the firm advised Integra in all aspects of the transaction, including negotiating the stalking horse agreement, representing Integra in a contested sale hearing (Integra prevailed), and closing on the transaction.
- Represented Fuse Funding in both its hard money loan transactions and various matters to creatively acquire real estate, including winning the \$18 million credit bid in bankruptcy auction on the Metronomic Portfolio in Miami, FL; working in conjunction with the Bankruptcy team to win the 17 properties Fuse had a first position mortgage on; acquiring the WeWork Security Building in downtown Miami, FL by purchasing the note on the property from the existing lender who had filed a foreclosure action, and accepting a deed on the property from the owner/borrower in exchange for dismissal of such action, and completing over 20 loan closings, totalling over \$250 million.



- Acted as general counsel for Crown Linen in various transactions, including the \$61,750,000 sale leaseback transactions of six industrial properties in Florida and Georgia.
- Represent international luxury retail brand company in connection with leasing and purchases and sale of properties throughout the United States.
- 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 numerous buyers in connection with negotiations of pre-construction luxury condominium units and closings on such units.
- Represented buyer in connection with \$73 million acquisition of partially built home and related construction contract documentation and negotiations.
- Represented buyer in connection with acquisitions of \$100 million home and \$54 million new condominium.
- 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 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 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 real estate investment firm in \$12 million-dollar acquisition of mobile home property in Hialeah, Florida and subsequent development of mixed use retail and residential complex and ultimate disposition of all triple net lease properties to outside investment companies.
- 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 educational institution in assemblage of land for expansion and development of high school in Miami, Florida. Acted as general counsel for the school, including representation for construction and permanent loans. Represented owners in connection with sale of entire school to a British public company.
- 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 borrower in refinance related to 20 triple-net lease restaurant properties located in 4 states from a national bank.
- 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 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, preparation of condominium documents and closings for end sales to individual buyers.
- 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 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, P.A. Recognized in the 2026 Edition of Chambers USA](#) (Jun. 04, 2026)
- [Eric Ostroff And Mark Meland Recognized in Legal 500's Miami Elite](#) (May. 21, 2026)
- [Neighboring Bal Harbour waterfront lots sell for combined \\$59.95M](#) (May. 20, 2026)
- [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,



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