



Acquisitions & Dispositions

Masuda Funai, our attorneys represent buyers and sellers in all stages of the purchase and sale of real property. Regardless of the monetary value and/or scale of the transaction, we always seek to understand each client's specific goals, transaction terms, and the nature and history of the property, as well as the time frame for the deal, budget, and financing requirements. We focus on structuring transactions that strike the careful balance between risk and reward.

Our clients include domestic and international developers, businesses and investors in programs that range from multi-state site selection competitions, the exercise of purchase options, tax-deferred exchanges, to real estate portfolio acquisitions and dispositions. Our experience with the acquisition and disposition of all types of real estate is extensive, a sampling of which includes single and mixed use properties, industrial, residential housing, apartment towers, condominiums, shopping centers and other retail and commercial establishments, office buildings and office parks, hotels and resorts, recreational properties, agribusiness operations, and greenfield developments.

We are skilled in every aspect of buying and selling real estate. We draft and negotiate purchase and sale agreements, coordinate title, survey and zoning review and due diligence, identify and address environmental challenges, and counsel on financings, title insurance, escrows and closings. We also negotiate and draft all manner of ancillary documents and agreements that pertain to integral aspects of the acquisition and disposition of real property, such as easements, water rights, development agreements, environmental remediation, indemnification agreements, reparation agreements, air rights, annexations, recapture agreements and utility and rail service agreements. For undeveloped properties, our counsel extends to the negotiation and documentation of design and construction agreements, as well as to obtaining approvals from regulatory agencies. Throughout every transaction, we focus on realizing our client's objectives and the protection and enforceability of their rights going forward.