



Coughlin Midlige  
& Garland LLP

Real Estate and Land Use

## Real solutions.

In the fast-paced real estate arena, timing is often of critical importance. Coughlin Midlige & Garland prides itself on always being available for our clients and responsive to their needs and concerns.

We offer a full range of real estate legal services and have the ability to understand and work with the details and fine points of the simple to most complex and sophisticated real estate transactions. In addition, through the use of an experienced paralegal staff assisting our skilled attorneys, we are able to offer the finest quality legal services in a cost-effective manner.

Areas of expertise include:

### Acquisition and Sales

Whether involving the acquisition, sale, or development of commercial, industrial or residential real estate, we are extremely skilled in negotiating purchase and sale agreements, conducting due diligence investigations as appropriate, addressing title issues and environmental concerns, and bringing transactions to a close.

### Financing

Assisting clients with their financing needs is a strength. With experience in securitized loans, including real estate loans, we have worked with clients in negotiating and closing their financing transactions. Having represented lenders on many occasions, we bring a unique understanding of the financing process to our representation of the borrower in a loan transaction.

### Leasing

From simple to complex leases, we are skilled in drafting and negotiating commercial, industrial, and residential leases, both from the perspective of the landlord as well as the tenant.

## **Land Use**

Facilitating the development of our client's projects from inception through the governmental approval process, we are experienced in handling land development, zoning, planning, and permit proceedings before governmental agencies and boards to obtain approvals for site plans, subdivisions, variances, and related permitting. In connection with that process, our experience in assessing the impact of environmental issues and facilitating effective solutions is invaluable to our clients.

## **Real Estate Litigation**

Experienced in analyzing the issues and developing effective strategies for working with those issues, we have been involved in prerogative writ actions, disputes arising out of the sale and purchase of real estate, property right disputes, leasehold disputes, and a multitude of other real-estate related litigation.

Whatever your real estate needs, and regardless of the size or complexity of any transaction, our experience and expertise will guide and advise you while delivering cost-effective, personal, and prompt service.