

## **BUYING/SELLING REAL ESTATE, PART 1 & PART 2**

First Run Broadcast: June 26 & 27, 2012

1:00 p.m. E.T./12:00 p.m. C.T./11:00 a.m. M.T./10:00 a.m. P.T. **(60 minutes each day)**

The process of putting together a commercial real estate buy/sell agreement continues to become more difficult. Reps and warranties have become more extensive, laborious in detail, and difficult to negotiate. Financing contingencies have become lengthy and surprisingly complex in reflection of tight commercial credit. Due diligence has become lengthier, more invasive and costlier. At every stage of the process, buyers want additional information, protection and concessions, and sellers want closing certainty. This program, led by attorneys with several decades experience in commercial real estate, will discuss the major components of commercial real estate buy/sell agreements, negotiating the operative documents and ensuring a successful closing in a difficult market.

### **Day 1: June 26, 2012:**

- Planning the process – letters of intent, negotiations, closing process
- Due diligence depending on the type of deal – title, environmental, entitlement work, tax and finance issues
- Understanding the minefield of seller's reps and warranties
- Buyer and seller's covenants in a volatile market
- Deposits of money

### **Day 2: June 27, 2012:**

- Issues for income producing properties, multiple family properties, and distressed properties
- Finance issues in operative agreements, including finance contingencies, and working with commercial lenders
- Conditions to closing and reducing the risk of not closing
- Post-closing issues, baskets, escrow and contingencies
- Bankruptcy issues in operative agreements

### **Speakers:**

**John S. Hollyfield** is of counsel and a former partner in the Houston office Fulbright & Jaworski, LLP, where he has more than 40 years' experience in real estate law practice. He formerly served as chair of the ABA Real Property, Probate and Trust Law Section, president of the American College of Real Estate Lawyers, and chair of the Anglo-American Real Property Institute. He is co-editor of *Modern Banking and Lending Forms* (4<sup>th</sup> Edition), published by Warren, Gorham & Lamont. He received his B.B.A. from the University of Texas and his LL.B. from the University of Texas School of Law.

**Richard R. Goldberg** was a partner and is now senior counsel in the Philadelphia office of Ballard Spahr, LLP, where he has an extensive real estate practice, including

# Real Estate Buyselling Guide For British Columbia Selfcounsel Series

**L Cohen**



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*Canadian Business and Economics* Barbara E. Brown,1984      *Subject Catalog, 1975* Library of Congress,1975      Law Books Published ,1992      **Canadian Books in Print** ,1997      **Law Books in Print: Authors** Robert L. Buckwalter,1982

**National Union Catalog** ,1980 Includes entries for maps and atlases      Subject Catalog, 1979 Library of Congress,1979      **Land Assembly in British Columbia: How to Sell to Developers** Geraldine Santiago, Developers in

British Columbia are snatching up properties and buying real estate in blocks to make way for high rise mid rise apartment buildings row townhouses and multi dwelling homes But what exactly is land assembly and what are developers looking for when they look for a site Many cities and neighbourhoods throughout British Columbia in trying to address population growth sustainability and housing affordability have allowed rezoning for redevelopment In the past most land assemblies occurred on major transportation corridors however they are now also frequent in adjacent neighbouring arteries stemming from public transportation routes Land assembly is not a new occurrence but it is now more frequent throughout British Columbia By selling your property in a land assembly where your property is being sold together with neighbouring properties owners are more able to command a higher price than by selling individually Do you own a property that is right for redevelopment Does your location allow higher density This booklet will introduce you to the basics of land assembly as a guide Remember to always work with a Realtor who specializes in land assembly For more information updates and resources go to [www.LandAssembly.me](http://www.LandAssembly.me) or email [geraldinesantiago1@remax.net](mailto:geraldinesantiago1@remax.net) Disclaimer This ebook or any part thereof may not be reproduced or transmitted in any form by any means without the express written permission of Geraldine Santiago in each instance Any advice contained herein is of a general nature Geraldine Santiago makes no representation about the accuracy completeness or suitability of the material represented herein for the particular purpose of any reader

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### **Table of Contents Real Estate Buyingselling Guide For British Columbia Selfcounsel Series**

1. Understanding the eBook Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
  - The Rise of Digital Reading Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
  - Advantages of eBooks Over Traditional Books
2. Identifying Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
  - User-Friendly Interface
4. Exploring eBook Recommendations from Real Estate Buyingselling Guide For British Columbia Selfcounsel Series

- Personalized Recommendations
  - Real Estate Buyingselling Guide For British Columbia Selfcounsel Series User Reviews and Ratings
  - Real Estate Buyingselling Guide For British Columbia Selfcounsel Series and Bestseller Lists
5. Accessing Real Estate Buyingselling Guide For British Columbia Selfcounsel Series Free and Paid eBooks
    - Real Estate Buyingselling Guide For British Columbia Selfcounsel Series Public Domain eBooks
    - Real Estate Buyingselling Guide For British Columbia Selfcounsel Series eBook Subscription Services
    - Real Estate Buyingselling Guide For British Columbia Selfcounsel Series Budget-Friendly Options
  6. Navigating Real Estate Buyingselling Guide For British Columbia Selfcounsel Series eBook Formats
    - ePub, PDF, MOBI, and More
    - Real Estate Buyingselling Guide For British Columbia Selfcounsel Series Compatibility with Devices
    - Real Estate Buyingselling Guide For British Columbia Selfcounsel Series Enhanced eBook Features
  7. Enhancing Your Reading Experience
    - Adjustable Fonts and Text Sizes of Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
    - Highlighting and Note-Taking Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
    - Interactive Elements Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
  8. Staying Engaged with Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
    - Joining Online Reading Communities
    - Participating in Virtual Book Clubs
    - Following Authors and Publishers Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
  9. Balancing eBooks and Physical Books Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
    - Benefits of a Digital Library
    - Creating a Diverse Reading Collection Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
  10. Overcoming Reading Challenges
    - Dealing with Digital Eye Strain
    - Minimizing Distractions
    - Managing Screen Time
  11. Cultivating a Reading Routine Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
    - Setting Reading Goals Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
    - Carving Out Dedicated Reading Time
  12. Sourcing Reliable Information of Real Estate Buyingselling Guide For British Columbia Selfcounsel Series

- Fact-Checking eBook Content of Real Estate Buyingselling Guide For British Columbia Selfcounsel Series
- Distinguishing Credible Sources

13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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mix socialism with capitalism an ideal reference point for the concept of socialism with