



March, 2026

Kurtz and Partners P.C.
1265 Drummers Lane, Suite 120
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Re: 2025 Recap – Real Estate and Construction Transactions.

Kurtz and Partners P.C. is pleased to summarize a few of our **Real Estate and Construction Transactions** from the 2025 calendar year:

Served as ***purchaser's counsel*** in connection with –

- Medical office acquisition (\$6,500,000) plus construction financing (\$7,000,000) and investor syndication for value-add project in Pennsylvania.
- Assisted as local counsel on various PA and NJ industrial real estate acquisitions by a Boston-based investment fund.
- Acquisition of 240-unit apartment complex in Orange County, FL with purchase price of approximately \$60,000,000, including takeover of related condominium.
- Acquisition of 280-unit apartment complex in Hamilton County, IN with purchase price of approximately \$60,000,000.
- Acquisition of 320-unit apartment complex in Orange County, FL with purchase price of approximately \$84,000,000, including takeover of related condominium.
- Acquisition of 407-unit apartment complex (including 4 commercial units) in Orange County, FL with purchase price of approximately \$95,000,000 with loan assumption.
- Acquisition of 140-unit apartment complex in Franklin County, OH with purchase price of approximately \$29,500,000 completed through a purchase of membership interests.

Served as ***borrower's counsel*** in connection with –

- Pennsylvania multi-property Freddie Mac (FHLMC) refinance (\$65,000,000), also involving corporate governance reorganization to plan for family office real estate company succession.

- Construction loans (\$36,000,000 and \$18,000,000) for ground-up development of multifamily apartment complexes and community amenities in Pennsylvania and West Virginia.
- Combined business and real estate financing transactions (totaling \$29,100,000), including for strategic acquisition/expansion of industrial warehouse facility in New Jersey.
- Shopping center refinance (\$8,000,000) with a life insurance company lender on low leverage, non-recourse basis. **This property is located in Massachusetts and we were able to collaborate on certain local counsel work with fellow Lawyers Associated Worldwide (LAW) member Nutter McClennen & Fish LLP (Boston, MA).**
- Construction loan (\$10,000,000) to finance the expansion of an existing educational/academic facility in Pennsylvania.
- Modification of construction loan (\$28,145,000) for commercial property located in Lancaster County, PA to allow use of funds for tenant improvements for new tenant.
- Modification of bridge loan (\$3,250,000) and construction loan (\$13,920,000) for commercial property located in Lancaster County, PA to release collateral and permit loan assumption by affiliated entity.
- Refinance/construction loan (\$9,000,000) for commercial property in Montgomery County, PA for tenant improvements for new tenant.
- Acquisition loan (\$2,300,000) for commercial property in Montgomery County, PA for construction of tenant improvements for new tenant.

Served as ***seller's counsel*** in connection with –

- Sale of a franchised hotel located in Pennsylvania, both the real property and operating business (combined \$13,500,000), to a regional operator.
- Sale of a higher education/academic facility located in Central PA to the university tenant.
- Sale of 720-unit apartment complex in Jefferson County, AL with purchase price of approximately \$111,000,000 with defeasance of existing financing.
- Sale of 350-unit apartment complex in Jefferson County, KY with purchase price of approximately \$50,000,000 with 1031 exchange.

Served as ***lender's counsel*** in connection with –

- Construction loan (\$7,500,000) for renovation of an exclusive private golf course in suburban Philadelphia, PA.
- Construction loan (\$925,000) for renovation of an exclusive private golf club clubhouse in suburban Philadelphia, PA.

- Modification of line of credit (\$8,500,000) to trucking company to extend maturity and add covenants
- Modification of mortgage loan (\$3,000,000) secured by commercial properties in Chester County PA to release collateral.
- Acquisition loan (\$4,875,000) secured by self-storage facility located in Onondaga County, NY including note and mortgage assignment. **We were able to collaborate on certain local counsel work with fellow Lawyers Associated Worldwide (LAW) member Colligan Law LLP (Buffalo, NY).**

The firm also handled a variety of **leasing transactions** including restaurants, bank branches, warehouses/flex, shopping center/retail, sports/recreational, office, and medical/healthcare.

To our clients, strategic relationships, Lawyers Associated Worldwide (LAW) members, and other cooperating attorneys, we look forward to any opportunities to work with each of you in 2026!

On January 13, 2026, **Alex S. Weiner, Esq.** of our real estate group delivered a presentation to LAW's Real Estate & Construction group entitled "State of the Real Estate Market and Tips for the Legal Practitioner" – Lawyers Associated Worldwide (LAW) members should please keep an eye out for an email offering an encore presentation at a time to accommodate Western Hemisphere time zones.

About the Firm: Kurtz and Partners P.C. is based in Wayne, Pennsylvania, a suburb of the greater Philadelphia market. The firm was founded in 1995 with a simple, yet vital philosophy: the sophistication of a large firm and the quality, personal service and value of a boutique. With offices located in Pennsylvania and New Jersey, we represent a broad mix of clients on a wide range of sophisticated business matters, including high-end real estate, construction and other complex commercial transactions, litigation, security alarm/guard, and general corporate representation. As a boutique, we develop close and personal relationships with our clients, getting to know their particular businesses, challenges, short- and long-term goals, exit strategies, and related dreams and aspirations. We believe clients should pay for superior legal counsel, attention to detail, creative problem-solving, and personal service.

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