



# CBM&S

Real Estate Practice Group

**Capell Barnett  
Matalon & Schoenfeld** LLP  
ATTORNEYS AT LAW

Collaborative. Innovative. Effective.  
Attorney Advertising

Attorney Advertising

A sepia-toned photograph capturing a professional handshake. Two individuals, dressed in business attire, are shaking hands over a desk. In the foreground, a bookshelf filled with books is visible on the left side. The background is softly blurred, showing what appears to be a person sitting at a desk, possibly in a conference room or office setting. The overall mood is professional and collaborative.

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Matalon & Schoenfeld<sub>LLP</sub>**  
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## Legal Services for Real Estate Transactions

Real estate is the foundation upon which homes, businesses, organizations, and communities are built. Whether you are a business, an individual, for-profit, or not-for-profit entity, we have one mission, and that is to represent your interests.

Capell Barnett Matalon & Schoenfeld's real estate attorneys are particularly well-positioned to guide clients through the purchase, sale, leasing, financing, construction, and development of residential and commercial real estate assets in order to assist each in achieving their long- and short-term goals for growth and sustainability.

Our clients rely on our firm to evaluate potential transaction structures and identify the most beneficial outcome for their often highly sophisticated real estate transactions, including:

- Acquisitions and Disposition of Assets
- Commercial and Ground Leasing
- Financing of Real Property
- Zoning and Land Use
- Design and Construction
- Real Estate Development

## Acquisitions and Disposition of Assets

Capell Barnett Matalon & Schoenfeld handles all aspects of asset acquisition and disposition including drafting and negotiating purchase and sale agreements, reviewing and clearing title, and closing the transaction.

## Commercial and Ground Leasing

Our team advises and negotiates long- and short-term leases on behalf of landlords and tenants, including ground leases and leasehold condominiums.

## Financing of Real Property

Our firm has experience negotiating loan documents with institutional and private lenders.





## Real Estate Development

Our firm handles large- and small-scale development projects including market rate and affordable multifamily housing, school buildings, other community facility spaces, and commercial and retail facilities.

Capell Barnett Matalon & Schoenfeld attorneys counsel clients on a variety of real estate-related matters, including acquisition, leasing, financing, zoning, and design and construction, with an eye on maximizing the real property and promoting the best interests of their organizations.

## Not-for-Profit and Religious Organizations

Capell Barnett Matalon & Schoenfeld understands the important role real estate plays in ensuring the long-term growth and sustainability of not-for-profits, religious, and other tax-exempt organizations. This includes evaluating all potential deal structures, large and small, to identify the most beneficial outcome for each real estate transaction with a particular focus on guiding our clients through our Mission Driven Development™ process.

## Zoning and Land Use

Capell Barnett Matalon & Schoenfeld real estate attorneys advise and analyze the as-of-right potential of sites to prepare and negotiate zoning lot mergers to expand development sites and development rights transfers between properties. Our attorneys attend informational meetings with New York City Department of City Planning and other City and State agencies to justify rezoning certain properties to promote neighborhood growth, and interface with the New York City Landmarks Preservation Commission.

## Design and Construction

Capell Barnett Matalon & Schoenfeld represents institutional owners on complex construction projects, throughout New York state, including large-scale commercial and residential development projects.

Our attorneys regularly advise owners in all legal aspects of construction, including counseling clients at the beginning of an engagement, by drafting and negotiating contracts (AIA documents and manuscript agreements), through its completion to mitigate potential disputes. In the event a client is involved in a construction-related dispute, we work closely with our Litigation Practice Group to resolve concerns and reduce exposure.





## Partner with us

Capell Barnett Matalon & Schoenfeld helps clients realize sustainable futures. We are a team of dedicated attorneys and staff providing comprehensive, cost-effective legal services. Our advice reflects the particular goals and values of the clients we represent.

To every client matter, we bring a combination of deep industry knowledge and perspectives from other sectors to address the challenges clients face and to offer fresh perspectives and breakthrough business insights.



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## Real Estate Partners

### Renato Matos, Esq. Partner

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Renato Matos is the Managing Partner of the firm. Since joining Capell Barnett Matalon & Schoenfeld in 2009, Renato has focused on representing clients in the Real Estate and Not-for-Profit and Religious Organizations practices. He represents numerous denominational governing bodies, including the Atlantic District of the Lutheran Church-Missouri Synod, the Metropolitan New York Synod of the Evangelical Lutheran Church in America, the Northeastern Conference of Seventh-day Adventists, the Presbytery of Long Island and the Board of Trustees of the New York Annual Conference of the United Methodist Church, as well as individual denominational and non-denominational congregations of all faiths.



### David de Barros, Esq. Partner

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David de Barros is a Partner of the firm's Real Estate and Not-for-Profit and Religious Organizations practice groups, representing and counseling clients in all aspects of complex and large-scale real estate transactions, including advising on purchases and sales of properties, long-term leases, joint venture agreements, and construction, design, and other development-related agreements.



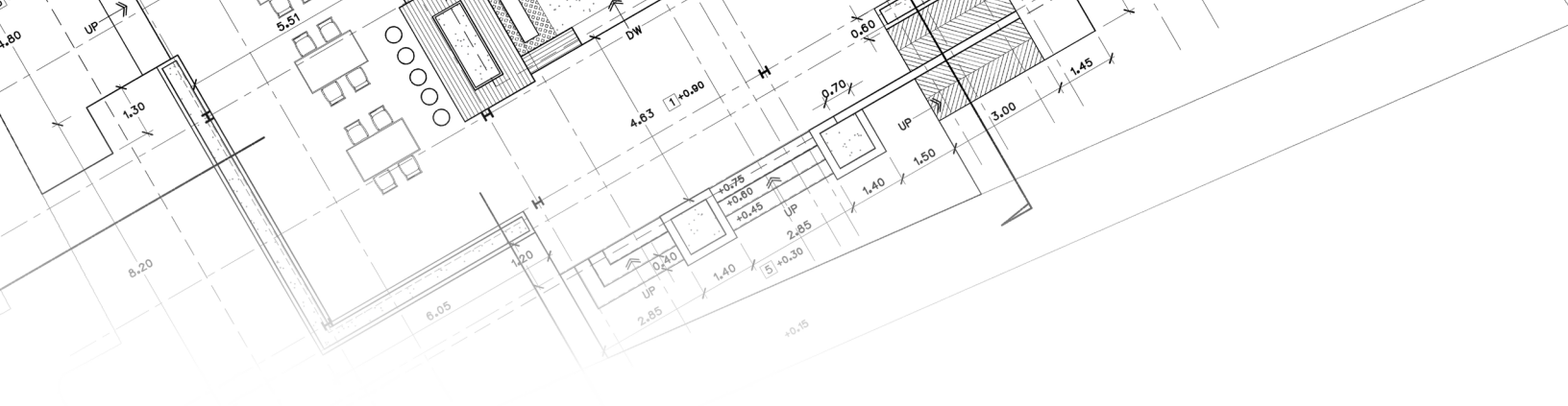
### Jodi Warren, Esq. Partner

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Jodi Warren is a Partner in the firm's Real Estate and Not-for-Profit and Religious Organizations practice groups. She counsels numerous religious and not-for-profit organizations on sophisticated real estate transactions, including long-term and short-term leases, purchases, and sales of real property, joint ventures, financing, and development projects.





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## Select Practice Areas



**CONSTRUCTION LAW**



**CORPORATE AND  
COMMERCIAL  
TRANSACTIONS**



**ELDER LAW AND  
MEDICAID PLANNING**



**EMPLOYMENT LAW**



**ESTATE ADMINISTRATION**



**LANDLORD/TENANT**



**LAND USE AND ZONING**



**LITIGATION**



**NOT-FOR-PROFIT AND  
RELIGIOUS ORGANIZATIONS**



**REAL ESTATE**



**TAX LAW**



**WILLS AND TRUSTS**



# We are unique because our clients are.

Our guidance reflects the particular long-term goals and institutional values of the individuals, businesses, not-for-profit organizations, and religious corporations we represent. Large or small, Capell Barnett Matalon & Schoenfeld clients benefit from our unique experience, personalized service, local market knowledge, and committed resources.

## CONTACT US ONLINE

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