

Fund Formation

Sklar Kirsh attorneys have significant experience forming real estate funds, ranging from straightforward limited partnerships to open-ended, variable-priced, redeemable structures. Our clients include real estate investment fund managers raising and deploying capital, varying from first time fund sponsors to established global, industry leaders involved in the real estate investment management business. We are intimately familiar with core, core plus, value-add and opportunistic investment objectives with all asset classes, such as hospitality, office, retail, senior housing/assisted living, residential, multifamily, industrial and infrastructure; with debt and equity investing; and with global investment strategies. Our market presence allows us to assist clients considering various capitalization strategies and the relative market terms applicable to such strategies.

Because of the diversity of real estate as an asset class and the tax issues applicable to institutional real estate investors, real estate funds tend to be complex. Our objective, however, is to structure each fund as simply as possible to allow the sponsor to execute the fund's business strategy while accommodating the tax and other legal issues relevant to the limited partners and the sponsor.

REPRESENTATIVE MATTERS