



Shara K. Pipitone

Counsel | Miami

spipitone@sgrlaw.com

Tel: 786-522-2552

Fax: 786-522-2616

Areas of Practice

Real Estate Law | Financing and Commercial Transactions | Commercial Lending | Commercial Leasing

Shara K. Pipitone is Counsel in the Real Estate of Practice Smith, Gambrell & Russell, LLP.

Ms. Pipitone advises and represents developers and institutional lenders and investors in a wide range of commercial real estate matters, including, the acquisition, disposition, development, financing and lending of commercial real estate. She quarterbacks deals from the initial checklist kick-off to closing and post-closing obligations.

Ms. Pipitone has a strong background in advising developers in dirt projects from financing to review of due diligence materials. Her real estate experience also includes advising clients on joint venture formation. Prior to joining SGR, she worked as in-house counsel for a real estate private equity fund in Boca Raton, Florida.

Ms. Pipitone received her Juris Doctor, cum laude, from the University of Florida Levin College of Law where she was a member of the Florida Law Review. She received her Bachelor of Arts, summa cum laude, from Tulane University, where she was Phi Beta Kappa and an Honor's Scholar in Communications.

Ms. Pipitone is admitted to the State Bar of Florida. She is an avid fan of the New York Mets and the University of Florida Gators.

Continued

Experience

- Representation of lender in \$26,000,000 mortgage loan secured by a commercial shopping center in Melbourne, Florida.
- Representation of lender in \$42,000,000 mortgage loan secured by a multi-family property located in Gallatin, Tennessee.
- Representation of lender as Florida local counsel in \$8,000,000 mortgage loan secured by self-storage facility in Port Charlotte, Florida.
- Representation of purchaser in \$112,000,000 acquisition and related mortgage/mezzanine financing of a commercial shopping center in Euless, Texas.
- Representation of purchaser in \$159,000,000 acquisition and related mortgage/mezzanine financing of commercial shopping center(s) in Austin, Texas.
- Representation of purchaser in \$4,000,000 acquisition and related mortgage financing of a veterinary clinic in Apollo Beach, Florida.
- Representation of purchaser in \$13,000,000 acquisition and related mortgage financing of a veterinary clinic in Greenville, South Carolina.
- Representation of borrower in \$12,000,000 loan modification for commercial property located in Miami Beach, Florida.
- Representation of purchaser in \$5,000,000 acquisition of veterinary clinic in Kansas City, Missouri.
- Served as associate in-house counsel for real estate private-equity fund advising in all aspects of investment deals in the alternative commercial real estate sector, including, without limitation student housing, senior housing, medical office, and self-storage across three types of funds: opportunistic equity, real estate debt and Freddie Mac B pieces and open-core equity.
- Guides development partners from initial letters of intent through closing to structure, negotiate and draft transactional documents for dirt and rehabilitation projects, including acquisitions and financing agreements, joint-venture agreements, general contractor and subsidiary agreements, property management agreements, and residential or commercial leases.
- Significant experience closing multiple layers of debt financing from public and private sources and equity investments from low-income housing tax credit syndicators.

Admissions

Florida

Memberships

Real Property, Probate & Trust Section of the Florida Bar