

Tenant In Common Practice

The Tenant in Common Practice Group at Sullivan & Worcester LLP (TIC Group) focuses on the buying and selling of all types of real estate assets through the syndication of fractional interests. We have substantial tax, securities and real estate experience that we utilize to create, finance and syndicate various real estate projects involving hospitality, office, multi-family, and industrial properties. Our practice involves clients and properties throughout the United States. We have advised the central figures in a number of TIC deals, be it regional and national sponsors, broker/dealers, and TIC investors. We are a market leader for this type of transaction in New England.

Our team reflects the core of our firm – members from the tax, securities and real estate departments. Each team member has a hands-on approach and is part of a larger group responsible for a client's project.

Our tax department, one of the largest of any New England-based law firm, is able to issue tax opinions with respect to numerous real estate transactions, including technical aspects of TIC offerings. The TIC Group has been involved with all stages of TIC transactions, including entity formation, acquisitions, master leases, broker/dealers, and property management issues. We have been successful in bringing new sponsors to market. We are a results-oriented group that assist our clients in reaching their goals.

REPRESENTATIVE MATTERS

- Represent regional sponsor with respect to structuring hospitality property with master lease components.
- Represent national sponsor with respect to structuring single and multiple office property tenant-in-common offerings.
- Represent registered representative with respect to broker/dealer and securities law issues.
- Represent tenant-in-common investors regarding tax issues.
- Represent national sponsor with respect to securities compliance issues.

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For further information about our Tenant In Common practice group, please visit our website at www.sandw.com or contact:

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