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Sandra is a proficient transactional real estate attorney. Sandra focuses her practice on the development, acquisition, financing and construction of projects throughout the state of Florida. Sandra represents real estate developers in all phases of complex commercial real estate transactions, including the negotiation, documentation, and closing of the acquisition and sale, development, and financing of commercial real estate. Sandra represents lenders in the origination, documentation, restructuring and enforcement of real estate loans. Sandra also represents both financial institutions and borrowers obtaining acquisition and construction financing, and has handled the resolution of complex title issues. Sandra is *AV Preeminent Peer Review Rated* by Martindale-Hubbell in the area of Real Estate.

Sandra has represented clients in the purchase and sale of residential and commercial properties, preparation and negotiation of lease transactions, commercial lending representation, borrower representation and developer representation. Sandra's lender and Borrower representation includes both commercial and residential loan workouts. Additionally, Sandra has extensive experience drafting condominium and homeowner association documents, successor developer filings, purchase and sale agreements, drafting and negotiating loan documents, coordinating and managing closings and advising clients regarding all aspects of real estate transactions.

REPRESENTATIVE EXPERIENCE

⇒ Represented numerous lenders in documentation, negotiation and due-diligence review of numerous commercial loans, including construction financing.

⇒ Represented Purchaser in acquisition and financing of commercial facility to be developed as an Alzheimer's treatment center.

⇒ Represented Owner in refinance of a \$17 million loan facility for its existing business.

⇒ Represented Seller in the negotiation and sale of a multimillion commercial business with preparation and negotiation of triple net lease to take effect on closing with representation of Owner in refinance of land loan.

⇒ Represented Purchaser in acquisition of a multimillion commercial condominium including restaurant facility.

⇒ Represented Trustee in Bankruptcy in all aspects of selling all units in prestigious mixed use condo in South Beach, Florida consisting of 200 residential units plus additional commercial spaces. Representation also included auction of remaining Units in inventory of the Bankruptcy Estate.

⇒ Representation of bankruptcy fiduciaries with regard to sale and purchase transactions pursuant to §363 of the Bankruptcy Code.

⇒ Represented Developer in acquisition and development of prestigious residential condominium in Downtown Miami; construction financing for the project; and all subsequent sales in the project.

⇒ Represented Purchaser in the acquisition and construction financing of multimillion transaction for assemblage of school facility.

⇒ Represented numerous Bulk Purchaser in acquisition of multi-million residential condominiums, including, simultaneous closing of two (2) fractured condominium deals for a purchase price of \$76 million dollars with a \$62 million dollar CMBS loan.

⇒ Represented Purchaser in closing of a commercial shopping center with thirty (30) commercial tenants acquired for \$12.5 million dollars with a \$9.5 million dollar CMBS loan.

⇒ Represented Purchaser in acquisition of numerous triple net properties throughout the country for \$26 million dollars.

PRACTICE AREAS

Real Estate Development; Real Estate, Lender Representation; General Matters/Workouts; Corporate and Transactional Matters; Condominium Development; and Probate/Guardianship

EDUCATION

J.D., *cum laude*, University of Miami School of Law, 1999

B.A., Florida International University, 1996

AWARDS/RANKINGS

AV Preeminent Peer Review Rated by Martindale-Hubbell in the area of Real Estate

South Florida Legal Guide, Top Lawyer in South Florida, 2008-2014

Florida Trend's Legal Elite, Legal Leader in South Florida, 2007-2014

Super Lawyers, Florida Rising Star 2009-2013

40 under 40 Outstanding Lawyers of Miami-Dade County, awarded by Cystic Fibrosis Foundation, 2010

Lawyer of the Year, awarded by South Florida Hispanic Chamber of Commerce, 2011

DBR Rising State – 40 under 40 Award, 2013

MEMBERSHIPS

President, Cuban American Bar Foundation, 2014

President, Cuban American Bar Association, 2013

Chair, Cuban American Bar Association Pro Bono Project, Inc., 2009-2011

Member, Condominium and Planned Development Committee, Florida Bar

Member, Florida Association of Women Lawyers (Miami-Dade County)

Member, Real Property, Probate, and Trust Law Section, Florida Bar

Member, Dade County Bar Association

Member, South Florida Hispanic Chamber of Commerce

Member, Hispanic National Bar Association (HNBA)

Co-Chair, Annual Raise the Bar Reception in support of the Women's Fund of Miami-Dade, 2011

Miami Children's Young Ambassador, Miami Children's Hospital Foundation

Board Member, UAspire Miami

PUBLICATIONS:

Perishable Agricultural Commodities Act: Affecting Lenders Secured Priority Interest, "University of Miami Business Law Review", Vol. VII – No. 2, Spring 1999

BAR ADMISSIONS

Florida and Southern District of Florida

LANGUAGES

English and Spanish