



**SANDRA M. FERRERA**

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**Meland · Russin · Budwick**

ATTORNEYS AT LAW

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 also represents both financial institutions and borrowers obtaining acquisition and construction financing, and has handled the resolution of complex title issues.

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.

Sandra's practice also involves distressed corporate and real estate matters, including workouts and bankruptcy for those negatively affected by the market or seeking to capitalize on the distressed market by acquiring debt or equity positions.

**REPRESENTATIVE EXPERIENCE**

-Represented Purchaser in the acquisition of a multimillion dollar rental complex located in Oakland Park, Florida of which Seller was involved in a short sale with existing lender. Additionally, represented Purchaser, as Borrower, in its loan 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.

-Various representations of Bankruptcy Estates pursuant to §363 of the Bankruptcy Code conveying assets free and clear of liens and encumbrances.

-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 of multimillion transaction for assemblage of school facility.

**PRACTICE AREAS**

Real Estate Development  
Real Estate, General Matters  
Corporate and Transactional Matters  
Condominium Development  
Probate  
Guardianship

**EDUCATION**

J.D., *cum laude*, University of Miami  
School of Law, 1999  
B.A., Florida International  
University, 1996

**AWARDS/RANKINGS**

*South Florida Legal Guide*, Top Up &  
Comer Lawyer in South Florida, 2008-  
2010

*Florida Trend's Legal Elite*, Top Up &  
Comer Lawyer in South Florida, 2007-  
2010

*Super Lawyers*, Florida Rising Star  
2009-2010

**MEMBERSHIPS**

Vice President, Cuban American Bar  
Association  
Chair, Cuban American Bar  
Association Pro Bono Project, Inc.  
Member, Condominium and Planned  
Development Committee, Florida Bar  
Member, Florida Association of  
Women Lawyers (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)

**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  
Southern District of Florida

**LANGUAGES**

English  
Spanish