

## Top-Level Navigation

- [new Baily Law logo at left]
- Home [link]
- About Us [link]
- Services [no link]
  - Commercial Real Estate Services [link] with roll-over navigation to show 3 sub-pages:
    - Commercial Property Acquisition & Development [link]
    - Commercial Project Financing [link]
    - Leasing & Property Management [link]
  - Business & Consumer Bankruptcy Services [link]
- *Resources [no link] \**
  - *Case Studies [link] \**
  - *Testimonials [link] \**
  - *Library (optional) [link] \**
- Contact [link]
- [remove phone # from right (for desktop version of site)]

\* to be included at later date

## Side Bar

(to be included on every page except Home and Contact pages)

Contact Us Today!

646-326-9971

web contact form [Name, Email Address, Phone #, Message; "Contact Us!" button at bottom]

## Footer Bar

(to be included at bottom of every page)

- Copyright notation  
© 2018 The Baily Law Firm, P.C.
- Phone number & address:  
646-326-9971

6301 Mill Lane  
Brooklyn, NY 11234

# 1. HOME

Edits to existing page:

- Change “NYC Real Estate Lawyer - Commercial Landlord Tenant Attorney - Business & Consumer Bankruptcy Representation” to “Specializing in Commercial Real Estate and Business & Consumer Bankruptcy Services”
- Remove “Learn More” button and reduce height of yellow box
- Remove “More >” on photo
- Remove corporate logos (to be included on About page)
- Change gray background below pic to dark rich yellow
- Replace bar graph and text below it with 2 clickable boxes:
  - Commercial Real Estate Services
    - Are you acquiring, building, structuring, financing, or operating a CRE property? Bailyn Law can help. Learn more >>
  - Business & Consumer Bankruptcy Services
    - Are you facing commercial or personal bankruptcy? Overwhelmed by debt? Bailyn Law is on your side. Learn more >>
- Remove everything below Contact Us button (content will be included on other pages)

## 2. ABOUT US

New York City real estate is affected by a web of local laws, customs and court decisions. Property in NYC is bought, sold, developed, leased and managed based on laws that aren't the same as anywhere else. Bailyn Law is an experienced legal advisor to commercial real estate veterans and newcomers alike. We advise on all matters pertaining to commercial real estate, including bankruptcy concerns, and we even make referrals to connect you with our trusted network of brokers, insurance agents, architects, engineers, expeditors, designers, CPAs, and other skilled professionals.

*Bailyn Law advises clients on all types of commercial real estate properties...*

- Industrial facilities
- Office buildings
- Warehouses
- Retail establishments
- Multi-family and commercial residence properties
  - Apartment buildings
  - Student housing
  - Senior housing
  - Subsidized and rent-stabilized housing
  - Hotels
  - Resorts
- Coop-owned residences
- Condominiums
- Distressed properties

*Bailyn Law represents...*

- Buyers
- Sellers
- Lenders
- Debtors
- Brokers & agents
- Property managers
- Asset trustees
- Domestic & international companies
- Entrepreneurs
- Individuals & families

Learn more about our Commercial Real Estate Services >> [embedded link to CRE Services page]

Learn more about our Bankruptcy Services >> [embedded link to Bankruptcy Services page]

About the Founder [wrap bio text with photo at right]

Bradley R. Baily, Esq., is a New York City-based attorney, author and speaker with practice area expertise in commercial real estate and bankruptcy law. Prior to founding The Baily Law Firm, Mr. Baily served as in-house counsel for multiple companies, where he advised on all legal aspects of major business and financial transactions including private equity, spin-offs, real estate, and restructuring transactions, for more than thirteen years.

Mr. Baily is an experienced instructor who has conducted many seminars for Thomson Reuters, training judges and guiding attorneys in advanced techniques for researching and analyzing complex law cases. He often provides *pro bono* legal services to his local synagogue and other community organizations in New York City. Mr. Baily is a graduate of NYU's Stern School of Business and Brooklyn Law School. He is a lifelong resident of Brooklyn, where he resides with his wife and two young children.



Clients Served

[logos from existing Home page]

## 3A. COMMERCIAL REAL ESTATE SERVICES

The Bailyn Law Firm provides legal services related to all aspects of commercial real estate.

- Commercial Property Acquisition & Development [embedded link to dedicated page]  
Whether you are buying, selling or constructing a commercial property, or need to form a partnership, we've got you covered. More >> [embedded link]
- Commercial Project Financing [embedded link to dedicated page]  
The options for project financing are vast. Bailyn Law can advise on the most effective solution to meet your project's needs. More >> [embedded link]
- Leasing & Property Management [embedded link to dedicated page]  
Myriad legal issues can and do arise for managers of commercial properties and assets. Bailyn Law is here to help. More >> [embedded link]

Learn more about Bailyn Law >> [embedded link to About page]

## 3A-1. COMMERCIAL PROPERTY ACQUISITION & DEVELOPMENT

Real estate development in New York City is inherently complex, but most difficulties can be avoided or easily resolved with the guidance of experienced legal counsel. Baily Law's familiarity with the issues that commonly arise and in-depth understanding of current laws, regulations, and policies can help you to identify and address potential problems before they come to fruition. We know that commercial property acquisition and development can be stressful and confusing at times. We are here to help! At Baily Law, we take pride in having our "fingers on the pulse" of market trends and conditions in New York City commercial real estate.

Baily Law offers a comprehensive range of services pertaining to commercial property acquisition and development, including...

- Single unit acquisitions and sales
- Portfolio acquisitions and sales
- Transaction due diligence, including review of
  - Present usage of property
  - Current tenants
  - Third party reports and inspections
  - Land survey documents
  - Title insurance review
  - Pending or threatened litigation notices
  - Environmental conditions notices
  - Special assessments or taxes
  - Current utility bills
  - Existing services contracts
  - Zoning permits and requirements
  - As-built plans and specifications
  - Construction-related documents including warranties
  - Other insurance coverage
- Contract drafting, negotiation & closing
  - Asset purchase and sale agreements
  - Construction contract documents
- Documentation and contract reviews
- Partnership agreements
- Formation of business entities
  - S Corporations
  - General Partnerships, Limited Partnerships, and Limited Liability Partnerships

- Limited Liability Corporations
- Joint Venture structures
- Real Estate Investment Trusts
- Real Estate Mortgage Investment Conduits
- Master repurchase facility structuring & administration
- Short sales

Back to CRE Services >> [embedded link to main CRE Services page]

## 3A-2. COMMERCIAL PROJECT FINANCING

There are a multitude of options available in the marketplace today to finance your commercial real estate project. Bailyn Law can help you to select the best or most viable financing option to meet your project's needs, in addition to assisting with contract structuring, negotiation, and closing. At Bailyn Law, we pay close attention to trends in both the debt and equity marketplaces, and take a very "human" approach to negotiations. We seek to understand the guiding motivations and priorities of each counterparty in a transaction, with additional consideration for the needs of our clients. When it comes to commercial project financing, our primary objective is to secure the required capital for our clients at the best possible financial terms that the market will bear.

Bailyn Law helps clients to navigate a wide range of financing options available for commercial projects. Bailyn Law provides legal advisory services for both debt and equity financing, including...

- Debt Finance Solutions
  - Promissory notes
  - Floating or fixed-rate CMBS loans
  - Bridge loans
  - Bond structuring
  - Life insurance company loans
  - Agency loans
  - Syndicated loans
  - Co-lending loans
  - Balance sheet loans
  - Mezzanine debt financing
  - Lines of credit
  - Subscription lines of credit
  - Letters of credit
  - Note financing
  - Permanent financing
  - Mini-perm financing
  - Construction financing
  - Acquisition & Development financing
  - Unit construction financing
  - Capital improvement financing
  - Loan servicing
  - Loan restructuring
  - Loan workouts & modifications
  - Defeasance structuring & transactions

- Loan securitization
- Equity Finance Solutions
  - Equity private placements
  - Preferred equity financing
  - Participating preferred equity financing

Back to CRE Services >> [embedded link to main CRE Services page]

## 3A-3. LEASING & PROPERTY MANAGEMENT

Bailyn Law provides a comprehensive suite of legal services to maintain and enhance the value of your commercial real estate assets. We pride ourselves on taking a business-savvy approach to legal matters, and understand the importance of keeping up with the latest developments and current trends in commercial property management. A multitude of sometimes conflicting issues can (and do) arise for managers of commercial properties and assets. We are here to help every step of the way!

Bailyn Law offers a complete portfolio of legal services related to leasing & property management, including...

- Contract drafting
  - Rental agreements
  - Lease agreements
    - Ground leases
    - Net leases
    - Triple net leases
    - Loft leases
    - Sub-lease agreements
    - Storage unit lease agreements
  - Mortgage contracts
  - Short-stay agreements
    - AirBnB rentals
    - Hotels and motels
    - Executive housing
  - Real estate brokerage agreements
  - Professional services agreements
  - Rental property offering plans, bylaws & house rules
  - Coop proprietary lease agreements
  - Stock purchase agreements
  - Shareholder agreements
  - Operating and multi-member operating agreements

- Corporate minutes and resolutions documentation
- Contract review & negotiation
  - Liability insurance contracts
  - Property insurance contracts
  - Business interruption insurance
- Commercial leasing review services, including
  - “Additional rent” provisions
  - Tenant Improvement allowances
  - Ownership of fixtures
  - Subletting and re-assignment
  - Default clauses
  - Yellowstone injunctions
  - *Contra proferentum* issues
- Subordination, Non-Disturbance & Attornment Agreements
- Loan covenant compliance
- Banking compliance
- Tax compliance
- Tax benefit programs
- Regulatory compliance
  - High Volatility Commercial Real Estate exposures compliance
  - Risk retention compliance
  - EPA, DEC, and Department of Buildings compliance
- Dispute resolution services
  - Business collections disputes
  - Unpaid broker and agent commission disputes
  - Insurance contract disputes
  - Breach of contract disputes
  - Landlord-tenant disputes & litigation
    - Non-payment & holdover evictions
    - Rent increases
    - Security deposit disputes
    - Pets, service & emotional support animal litigation
    - Loft law: legalization and fixture valuation issues
    - Squatter, overcrowder, and AirBnB operator evictions
- Real estate tax reduction proceedings (tax certiorari)
- Loan lifecycle issues
- Default and bankruptcy services
- Foreclosure services
- Coop board representation and advisory services
- Property rehabilitation
- Property redevelopment
  - Coop and condo conversions
- Commercial repositioning

- Land use issues, including
  - Zoning
  - Re-zoning
  - Variance permits
- REO issues
- Asset dispositions

Back to CRE Services >> [embedded link to main CRE Services page]

## 3B. BUSINESS & CONSUMER BANKRUPTCY SERVICES

Bailyn Law provides comprehensive legal and advisory services in the fields of bankruptcy and out-of-court debt workouts. We serve companies and individuals who wish to restructure their businesses or their finances to improve liquidity and increase profitability. We also advise creditors seeking to protect their legal rights and economic interests.

Bailyn offers a complete suite of bankruptcy legal services, including...

### BUSINESS BANKRUPTCY

- Business Liquidations
  - Foreclosures and asset recovery
  - Multi-party, multi-tranche workouts and liquidations
  - Distressed loan and asset Sales
- Bankruptcy Litigation Representation
  - Bankruptcy avoidance litigation
  - Creditors' rights and remedies
  - State and federal receiverships and dissolutions
  - Insolvency law issues
- Chapter 11 Reorganization & Financial Restructuring Services
  - Debtor-in-possession transactions
- Corporate Restructuring Services
  - Loan modifications and restructurings
  - Acquisition, disposition, restructuring, repositioning & workouts for distressed loans and real estate assets
  - Out-of-court workouts & turnarounds
  - Asset-based financing solutions
  - Credit enhancements for bond financing
  - Note sales and deed-in-lieu transactions
  - Carve-out provisions

### CONSUMER BANKRUPTCY

- Chapter 7 liquidation bankruptcy
- Chapter 13 "wage earner's plan" bankruptcy

Learn more about Bailyn Law >> [embedded link to About page]

[4A. RESOURCES > CASE STUDIES]

[4B. RESOURCES > TESTIMONIALS]

[4C. RESOURCES > LIBRARY]

## 5. CONTACT US

Contact Bailyn Law today to discuss your legal matter with our team of experts. Free consultations available!

646-326-9971

6301 Mill Lane  
Brooklyn, NY 11234

web contact form [Name, Email Address, Phone #, Message; "Contact Us!" button at bottom]



