



Considerations for Buying a Commercial Building

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To maximize the impact of pro bono engagement by connecting a network of attorneys with nonprofits in need of free business legal services.

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Initial Considerations

- Budget
- Existing building or construction?
- Mortgage?
 - ✓ Permitted under corporate bylaws?
 - ✓ Guarantor
 - ✓ Default risks
- Ownership entity
 - ✓ Subsidiary Owner LLC as liability shield
- Purchase Contract

Diligence Considerations

- Title and survey
 - ✓ Confirm the property
 - ✓ Easements, covenants, encroachments, etc.
- Environmental
- Zoning
 - ✓ Most important for construction projects
- Lien searches on the Seller

Tax Considerations

- Seller charitable contribution via reduced purchase price
- Solicit assistance from brokers, diligence providers, and closing attorneys

For More Information:

If you would like more information about the services of Pro Bono Partnership of Atlanta, contact us at:

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