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PRACTICE AREAS:

- Real Estate Transactions
- Cooperative and Condominium Housing

EDUCATION

- Boston University School of Law (J.D., 1973)
- University of Rochester (B.A., 1970)

Sandra Jacobus is a partner in the Real Estate Transactions and Cooperative and Condominium Housing practice groups at Ganfer & Shore. She has extensive experience in all aspects of cooperative and condominium law through her representation of numerous cooperative corporations and condominium associations from the development stages, including acquisition of the property, financing of the construction, preparation of the offering plans, and sale of the units. She represents many cooperative boards of directors and condominium boards of managers, counseling them in areas of corporate governance, underlying mortgage financing, shareholder disputes, architectural agreements, construction contracts and the leasing of commercial spaces. In addition, Ms. Jacobus represents foreign and domestic corporations, trusts, and individuals in the acquisition, sale and financing of vacant land, commercial and mixed use buildings, condominium and cooperative units, and private homes.

Prior to joining the firm in 1988, Ms. Jacobus was an assistant district attorney in Kings County and a supervising counsel at the New York State Department of Social Services Medicaid Fraud and Abuse Bureau.

REPRESENTATIVE TRANSACTIONS

- Represented investor groups in bulk purchases of multiple condominium units and unsold shares in cooperative apartment corporations.
- Handled hallway space and basement space sales and purchases in cooperative buildings.
- Represented numerous cooperative corporations in underlying mortgage financings in amounts ranging from \$300,000 to \$25,000,000.
- Handled no-action letters, issuance of shares to auction, and closing of parking spaces in an existing cooperative corporation, netting the client over \$1,000,000.
- Represented client active in various New York City programs purchasing and upgrading low- and middle-income properties, including securing the purchase and construction financing with New York City agencies through permanent financing.
- Assisted cooperative corporations and condominium associations in updating their corporate governance documents.
- Handled ongoing leasing for a building in Chelsea that caters to artists and various types of designers.

ADMISSIONS

New York (1974)

MEMBERSHIPS

Ms. Jacobus is a member of the New York State Bar Association's Cooperatives and Condominiums Section, from September 2013 to September 2016, a member of the New York City Bar Association's Cooperative and Condominium Law Committee and a member of the Union Internationale des Avocats Real Estate Law Commission. She is admitted to practice law in New York State.