

Shari B. Olefson

Shari B. Olefson is a shareholder in the Firm's Fort Lauderdale office. Since 1989, her practice has focused on real estate and business law.

She is one of only a handful of lawyers in the state who is a Florida Bar certified real estate attorney, has earned a Master of Law degree in Real Property, Land Development and Finance and is a Florida Supreme Court Certified Circuit Civil Court Mediator. Since 1989, her practice has focused on real estate, business transactions and advising clients on how to resolve the disputes that sometimes result from transactions and business relationships, including complex business and real estate mediation, work-outs and foreclosures.

Ms. Olefson's transactional and related conflict resolution background encompasses purchases, sales, development, construction, finance, asset preservation and loss mitigation, title agency, real estate and mortgage licensing and brokerage, commercial leasing, CMBS and REMIC workouts, RESPA compliance, 1031 exchanges, and contracts.

She has worked with all property types including retail, office, industrial, multifamily and custom residential, shopping centers, restaurant, out-parcel, marina, hotel-motel, mixed use and raw land. Ms. Olefson's business background includes all facets of entity selection and formation, joint venture creation, mergers and acquisitions, capitalization and securitization.

She regularly advises a diverse range of clients including individuals, public and private local, national and international lenders, businesses, landlords and tenants, developers, investors, buyers, sellers, and borrowers. Ms. Olefson also represents lending and investment institutions creating loan programs and structuring and restructuring loan portfolios and commercial transactions. Her expertise is likewise sought by lenders, developers and investors in connection with special assets in deacquisition, default resolution, work-out negotiation, mediation and documentation.

Ms. Olefson enjoys long standing relationships with clients throughout Florida, the United States and internationally, attesting to her dependability, technical skill, business acumen and dedication to servicing client needs. She's the author of "Foreclosure Nation: Mortgaging the American Dream" (Prometheus Books, N.Y., 2009) as well as numerous formal and informal presentations and writings and is a frequent speaker and writer for industry organizations and associations including the Florida Bar CLE Program.

Negotiation and Dispute Resolution Experience

- **Loan Workouts** – Restructuring / Foreclosures / Bankruptcy
- **Business Disputes** – Purchase and Sale of Goods and Services
- **Property Development, Sales & Acquisition** – Liens / Contracts
- **Partnerships and Joint Ventures** – Avoid / resolve impasses
- **Commercial Lending / Structured Finance** / CMBS / Loan Servicing

Presentations and Publications

Ms. Olefson is a frequent lecturer on Real Estate and Business matters, appearing in radio, television and print interviews and publishing articles on a regular basis. Please



Shareholder

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Practice Areas

Business Transactions and Corporate Law
International Business
Real Estate
Real Estate / Land Development
Real Estate Financing
Real Estate Litigation

Industries

Banking and Financial Services
Construction
Hospitality
Manufacturing
Retail

Education

L.L.M., University of Miami, 1989
J.D., Benjamin N. Cardozo School of Law, 1989
B.A., Carnegie Mellon University, Professional Writing & Psychology, 1985

Bar Admissions

Florida
New York
District of Columbia

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[click here to read Shari's credentials.](#)

Presentations

- "Broward Library Foundation Book Presentation," Speaker, Covered by CSPAN, May, 2009
- "Credit Cultural Entitlement and the American Dream," Speaker, Florida Bar CLE
- "Foreclosure Nation: Mortgaging the American Dream - Book presentation," Speaker, Florida Association for Women Lawyers, May 2009
- "Commercial Real Estate Workout Strategy for Bankers," Presenter, Thompson Reuters CLE Webcast

Publications

- "Foreclosure Nation: Mortgaging the American Dream," Author, Prometheus Books, NY, April, 2009
- "An Immediate Look at the Best Practices for Assisting Distressed Homeowners in Florida," Author, Aspatore Special Report, June 2009
- "The State of Foreclosure in the State of Florida," Author, Florida Foreclosure - What Lawyers Need to Know Now, Thomson Reuters, July, 2009
- "The Commercial Real Estate Market: Between a Rock and a Hard Place," Author, Florida Foreclosure - What Lawyers Need to Know Now, Thomson Reuters, July, 2009
- "Thinking About Starting a Foreclosure Defense Practice?" Author, Florida Foreclosure - What Lawyers Need to Know Now, Thomson Reuters, July, 2009

Professional Affiliations

- American Resort Development Association
- Association of Foreign Investors & Real Estate
- Building Owners & Managers Association
- Commercial Mortgage Securities Association
- Commercial Real Estate Developers Association
- Commercial Real Estate Women
- First American Title Insurance Company
- Florida Association of Realtors
- Florida Bar Real Property, Trust and Probate Section
- Florida Bar Simplified Forms Committee
- International Council of Shopping Centers
- Licensed Florida Real Estate Broker
- National Apartment Association
- National Association of Real Estate Investment Managers
- National Association of Real Estate Investment Trusts
- National Association of Realtors
- The Urban Land Institute

Community Involvement

- Broward County Human Rights Advisory Board
- Broward County Library Foundation
- Center One
- Florida Bar Pro Bono: Florida Attorney's Saving Homes Program
- Jewish Federation

Shari B. Olefson

- Grand Oaks Golf Club
- Leadership Broward: Class 16
- Ocean Reef Club Legacy Member
- Pine Crest Preparatory School Alumni and Parents Organization
- SOS Children's Village

Distinctions

Board Certified in Real Estate Law, The Florida Bar

Certified Mediator, Florida Supreme Court

The Legal 500, 2010, listed as a Recommended Lawyer in Real Estate and Construction

Law Journal, Benjamin N. Cordozo School of Law

Top Real Estate Lawyers, *Real Estate Florida Magazine*, 2008