



Thomas M. Sweeney, Jr.

Counsel

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Thomas M. Sweeney, Jr. has more than 25 years of experience as a commercial real estate lawyer, working on a broad scope of real estate transactions. Tom focuses his practice on finance, affordable housing, joint ventures, acquisitions, dispositions, multifamily housing bonds, and leasing. He is a member of our firm's Real Estate + Development group.

Real Estate Financing

Tom handles a variety of commercial real estate finance transactions on behalf of originators, servicers, conduits, mortgage and mezzanine lenders, as well as borrowers, with a focus on financing affordable housing and mixed-use projects using tax credits and multifamily housing bonds. He represents institutional lenders in originating construction, permanent, and mezzanine loan facilities on multifamily, retail, office, hospitality, mixed-use, medical, mining, and other property types.

Tom handles all aspects of closing commercial mortgage finance transactions on all classes of real estate. He provides advice regarding New York mortgage laws to lenders involved in multistate secured lending transactions. He has extensive experience with handling sophisticated commercial real estate financings, and he counsels clients in the structuring, negotiation, and documentation of mortgage loans.

Tom has represented national lenders in the financing of scores of affordable housing projects in states across the country. He recently represented a national lender in closing on several Rental Assistance Demonstration program financings of multifamily affordable housing. While representing a local not-for-profit, he assisted with the proposed conversion of the entity to a non-member organization.

Real Estate Transactions

Tom represents landlords, tenants, buyers, sellers, owners, and lenders in commercial real estate transactions. He has represented a variety of clients, including developers, manufacturers, private secondary schools and colleges, quasi-public agencies, national and local lenders, nonprofit organizations, healthcare companies, hospitals, auto dealerships, telecommunications companies, and fiduciaries.

Tom negotiates purchase and sale agreements, and supervises due diligence work related to zoning, title, and environmental issues. He advises corporate clients on real estate issues involving the purchase and sale of businesses. He regularly works with local, state and federal housing agencies on both new construction and the preservation of existing projects. In addition, he represents tax credit investors in redevelopment companies and has experience representing joint ventures, owners, landlords, and tenants in acquisitions, dispositions, leasing, and land use transactions.

Prior to joining Robinson+Cole, Tom worked for several New York City law firms, representing borrowers, lenders, collateral trustees and other institutional clients in a broad array of financing, conveyancing, lending, leasing, and workout transactions.

Services

- Real Estate + Development
- Affordable Housing + Finance

Industries

- Real Estate Developers + Owners

Education

- Hofstra University School of Law (Juris Doctor)
 - Associate Editor of Law Review
- State University of New York at Stony Brook (Bachelors)
 - B.A., Economics and Political Science

Admissions

- State of New York