



# Sandra M. Ferrera

## Partner

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## Overview

Sandra "Sandy" Ferrera, an experienced real estate attorney, assists clients in the development, purchase and sale, financing and construction of projects throughout the State of Florida.

Sandy represents real estate developers in all phases of complex commercial real estate transactions, including the negotiation, documentation and closing of the acquisition and sale, development and financing of commercial real estate. She represents lenders in the origination, documentation, restructuring and enforcement of real estate loans, in addition to representing both financial institutions and borrowers obtaining acquisition and construction financing.

Sandy has represented clients in the purchase and sale of residential and commercial properties, preparation and negotiation of lease transactions, representing commercial lenders, borrowers and developers. Sandy's lender and borrower representation includes both commercial and residential loan transactions. Additionally, she has significant experience drafting condominium and homeowner association documents, successor developer filings, purchase and sale agreements, drafting and negotiating loan documents, coordinating and managing closings, and advising clients on all aspects of real estate transactions.

## Experience

*No aspect of this advertisement has been approved by the highest court of any state. Prior results do not guarantee a similar outcome.*

Represented numerous lenders in documentation, negotiation and due-diligence review of commercial loans, including financing

Represented purchaser in acquisition and financing of commercial facility to be developed as an Alzheimer's treatment center

Represented owner in refinance of a \$17 million loan facility for its existing business

Represented seller in the negotiation and sale of a multimillion commercial business with preparation

Represented purchaser in acquisition of a multimillion commercial condominium, including restaurant facility

## Practices & Industries

[Commercial Real Estate](#)

[Corporate & Business Law](#)

Represented trustee in bankruptcy in all aspects of selling all units in prestigious mixed use condo in South Beach, Florida, consisting of 200 residential units plus additional commercial spaces, as well as auction of remaining units in inventory of the bankruptcy estate

Representation of bankruptcy fiduciaries with regard to sale and purchase transactions pursuant to §363 of the Bankruptcy Code

Represented developer in acquisition and development of prestigious residential condominium in Downtown Miami, construction financing for the project and all subsequent sales in the project

Represented purchaser in the acquisition and construction financing of multimillion transaction for assemblage of school facility

Represented numerous bulk purchasers in acquisition of multi-million residential condominiums, including simultaneous closing of two fractured condominium deals for a purchase price of \$76 million with a \$62 million CMBS loan

Represented purchaser in closing of a commercial shopping center with 30 commercial tenants acquired for \$12.5 million with a \$9.5 million CMBS loan

Represented purchaser in acquisition of numerous triple net properties throughout the country for \$26 million

## Education and Credentials

### Education

University of Miami School of Law, J.D., *cum laude*

Florida International University, B.S.

### Admissions

State of Florida

U.S. District Court, Southern District of Florida

### Affiliations

Florida State Bar Association, Real Property, Probate, and Trust Law Section; Condominium and Planned Development Committee

Florida Association for Women Lawyers, Miami-Dade County

Cuban American Bar Association, President, 2014

Cuban American Bar Foundation, Pro Bono Project, Inc., Chair, 2009-2011

Dade County Bar Association

Hispanic National Bar Association (HNBA)

South Florida Hispanic Chamber of Commerce

### Languages

Spanish

# Recognition and Community

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## Recognitions

Chosen for inclusion in [The Best Lawyers in America](#) (Woodward/White, Inc.) for Real Estate Law, 2023-2025

Recognized by *South Florida Legal Guide* as a Legal Leader in South Florida

Selected to the list of Florida [Super Lawyers](#) (Thomson Reuters), Rising Star from 2009-2013

Recognized by DBR Rising State – 40 Under 40 Award, 2013

Selected to the list of Lawyers of the Year, awarded by South Florida Hispanic Chamber of Commerce, 2011

Selected to "40 Under 40 Outstanding Lawyers of Miami-Dade County", awarded by Cystic Fibrosis Foundation, 2010

AV Preeminent rated by [Martindale-Hubbell](#) (LexisNexis), Real Estate

## Community Involvement

Miami Children's Hospital Foundation, prior Miami Children's Young Ambassador

UAspire Miami, prior Board Member

Annual Raise the Bar Reception, in support of the Women's Fund of Miami-Dade, Co-Chair, 2011

University of Miami Law Alumni Association, Board of Directors

University of Miami Citizen, Board of Directors

## Insights

Annual Judicial Reception, Miami-Dade Chapter of the Florida Association of Women Lawyers  
December 5, 2024

Driven by Purpose, Day Pitney  
November 6, 2024

9 Things I Wish I Knew, CREW Miami  
October 11, 2024

"Day of Service," Chapman Partnership  
July 11, 2024

Florida Sales Tax Rate Imposed on Rentals, Leases, or Licenses to Use Commercial Real Property Reduced to 2 Percent (Effective June 1)  
May 31, 2024

Governor Signs SB 328, Reinforcing Florida's Live Local Act To Spur Mixed Income Housing Development  
May 17, 2024

"Oro De Ley," 50th CABA Gala  
January 27, 2024

"Judicial Reception," Florida Association for Women Lawyers – Miami Dade Chapter

December 6, 2023

"Sponsor Appreciation Cocktail Party," Florida Association for Women Lawyers – Miami Dade Chapter

February 9, 2023

"Orgullo De Mi Tierra Bella – 49th CABA Installation Gala," CABA

February 4, 2023

## News

Day Pitney Named a Finalist in the MDFAWL's 2025 Law Firm Champion of Women Award

May 9, 2025

Day Pitney Named a Finalist in the MDFAWL's Law Firm Champion of Women Award

May 20, 2024

Day Pitney Miami Real Estate Team Closes Approx. \$21M Deals for Private Client

January 8, 2024

Day Pitney Miami Real Estate Team Closes Approx. \$7M Deal for Private Client

August 4, 2023

Day Pitney Miami Real Estate Team Closes Approx. \$6.7M Deal for Private Client

June 14, 2023

Day Pitney Real Estate Partner Sandra Ferrera Closes Approx. \$14M Portfolio Deal for Private Client

December 1, 2022

Day Pitney Welcomes New Real Estate Partner Sandra Ferrera: Addition to Expand Firm's Real Estate Practice in Florida

January 4, 2021

## In The Media

Buying Real Estate From a Receiver: Key Considerations and Strategies

Daily Business Review , April 1, 2025

Women Leaders in Real Estate

October 16, 2024

Is the Miami Hype Waning? In South Florida, Defaulted Debt Volume Skyrockets by 100%

The Real Deal , June 7, 2024

"L.E.A.D. with CABA Kickoff," Cuban American Bar Association

Cuban American Bar Association, June 14, 2023

"Legal Series Tournament: Practice Area Battle Royal," University of Miami School of Law's Hispanic Law Students Association

March 29, 2022

Wonder Woman 2021

Boca Raton Observer, October 22, 2021

Professionally Speaking: Delivering Comprehensive Legal Services With Client-Focused Thinking®

Boca Raton Observer, February 25, 2021

**Sandra Ferrera Joins Day Pitney Florida Office**

Law360, Yahoo! Finance, Miami Herald, South Florida Business Journal, February 9, 2021

**Perishable Agricultural Commodities Act: Affecting Lenders Secured Priority Interest**

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