Sandra M. Ferrera

Partner

Miami, FL | (305) 373-4033

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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.

Firm Leadership:

- Leadership Team, Day Pitney Women Working Together

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

Practices & Industries

Commercial Real Estate

Corporate & Business Law

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

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

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

Recognitions

Selected to Puente Leadership Institute, Hispanic National Bar Association

Inducted as a member of the Iron Arrow Honor Society at University of Miami School of Law (2025)

Chosen for inclusion in *The Best Lawyers in America* (Woodward/White, Inc.) for Real Estate Law, 2023-2027

Named to *Florida Trend's* Legal Elite NOTABLE Women Leaders in Law list (Trend Magazines Inc.), 2025

Named a 2025 *Bisnow* South Florida Women Leading Real Estate honoree

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

Selected to the list of Florida*Super Lawyers*®, Rising Star from 2009-2013

Named to *Florida Trend's* Legal Elite list, 2011–2016 and *Florida Trend's* Up & Comer list, 2007–2008

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

Florida To End Sales Tax on Commercial Leases
Day Pitney Alert, August 6, 2025

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's Sandra Ferrera Elected as a Fellow of the American College of Real Estate Lawyers
Day Pitney Press Release, April 9, 2026

Day Pitney's Tasha K. Dickinson & Sandra M. Ferrera Named to Florida Trend's NOTABLE Women Leaders in Law List
Day Pitney Press Release, November 4, 2025

Day Pitney's Sandra Ferrera Named 2025 Bisnow South Florida Women Leading Real Estate Honoree
August 29, 2025

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

In condo resales, lenders probing building behind the units
Miami Today, August 26, 2026

May 1, 2026, News and Notes
The Florida Bar, May 1, 2026

Sandra Ferrera of Day Pitney Elected Fellow of the American College of Real Estate Lawyers
CityBiz, April 10, 2026

Geopolitical issues adding to mortgage market volatility
Miami Today, April 8, 2026

South Florida foreclosures rise as Florida leads nation in filings
South Florida Business Journal, October 10, 2025

Meet The 38 Women Reshaping South Florida Real Estate In 2025
Bisnow, August 8, 2025

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
University of Miami Business Law Review, Vol. VII 0 No. 2, Spring 1999