

Samantha A. Karni

Member

Real Estate

973.403.3145 · 973.618.5911 Fax

skarni@bracheichler.com

> Collaborating with Samantha has made completing acquisitions, sales and mortgage refinances simpler than ever. She is organized, efficient, and incredible on the important matters, while prepared for every detail. She has allowed us to expand at a pace we would not have been able to without her.
>
> **~ Adam G.**

**Results may vary depending on your particular facts and legal circumstances.*

For over 20 years, Samantha Karni has vigorously represented developers, investors and distinguished family offices in the acquisition, financing, development, refinancing, and disposition of single-asset and portfolios of commercial real estate, including multifamily, retail, industrial, office, and hotel properties nationwide. Samantha applies a practical approach to problem solving, with a keen eye toward getting a deal done efficiently and effectively.

Samantha counsels clients in connection with the structuring of joint ventures, preparing sophisticated partnership and limited liability company operating agreements, and complex Internal Revenue Code Section 1031 tax-deferred exchanges. In real estate finance matters, Samantha represents financial institutions in a wide range of transactions including those involving multifamily housing, commercial properties, and construction loans.

INDUSTRIES

- Real Estate

EDUCATION

- Northwestern University Pritzker School of Law, J.D.
- University of Illinois, Urbana-Champaign, B.A.

BAR AND COURT ADMISSIONS

- Illinois
- New Jersey
- New York

REPRESENTATIVE MATTERS

Each matter handled by Samantha is dependent upon the unique facts and particular circumstances. An example of successful matters handled by Samantha include:

- Represented seller in $44 million sale of membership interests in Bergen County, NJ multifamily property owner and purchaser in $28 million purchase of membership interests in Mercer County multifamily property owner in coordinated swap transaction.
- Represented purchaser in purchase of 25 affordable housing units in Somerset County, NJ new construction development.
- Represented purchaser in $1.6 billion purchase of a 4 property multi-family portfolio in Jackson, MS.
- Represented borrower in $46.5 million bridge loan collateralized with first mortgages, second mortgages, pledge of membership interests and negative pledges across 10 properties and multiple entities.
- Represented a foreign family owned company in its U.S. holdings corporate restructuring and succession planning.
- Represented purchaser in $18 million purchase of 175 unit multi-family property in Montgomery, AL, involving a complex tenant-in-common structure completing 1031 exchanges for three separate investors.
- Represented seller in $190 million sale of a 66-property multifamily portfolio in Hudson County with a complex 1031 exchange structure.
- Represented borrower in $50 million senior and mezzanine construction loan encumbering a vacant land development site subject to a municipal redevelopment agreement at the Jersey Shore.
- Represented purchaser in the $1.1 billion purchase, financing, and subsequent refinancing of a 100+ property multifamily portfolio located across 11 states and comprising over 40,000 units.
- Represented seller in $9 million sale of membership interests in a tenant-in-common owner of a mixed-use building in Manhattan.
- Represented seller in the $38 million sale of membership interests in five multifamily complexes in Ohio.

*Results may vary depending on your particular facts and legal circumstances.

PROFESSIONAL ACTIVITIES

- Co-Chair of Brach Eichler's Diversity, Equity & Inclusion Advisory Group.
- Member, BEWISE – Brach Eichler Woman's Initiative

Insights

Newsletters - *January 30, 2026*
The 2026 Brach Eichler Real Estate Client Brief

B|E in the News - *August 29, 2025*
2025 Women in CRE: Samantha Karni of Brach Eichler LLC

Firm Announcements & Wins - *April 1, 2022*
Brach Eichler LLC Promotes Ten Attorneys (2022)
Firm welcomes eight lawyers to membership and two to counsel!

B|E in the News - *April 5, 2021*
Our Real Estate Practice is Featured in the March Edition of Real Estate NJ as a Top Law Firm in NJ Commercial RE

B|E in the News - *November 19, 2020*

Multifamily Matter Handled by Popowitz and Karni Featured in ROI-NJ

Articles - *May 31, 2019*

Brach Eichler Closes $1.1 Billion Real Estate Transaction

Articles - *March 1, 2019*

Real Estate Spotlight

RealEstate New Jersey