

# Association of Asian American Bankers

presents

## “A Primer on TIC Formation & Organization” by D. Andrew Sirkin

### Program Information

**Thursday, November 8, 2007**

Registration: 6:00 p.m.  
Program: 6:30 p.m.

*Venue Sponsor:*  
America California Bank  
417 Montgomery Street  
San Francisco

Free to members of AAAB  
\$10 for non-members

*Sponsored by:*  
Old Republic Title Company

Space is limited;  
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aaabankers@gmail.com or  
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As the price of real estate continues to rise, and communities adopt ever stricter growth and condominium conversion restrictions, more and more people are turning to tenancies in common (TIC) as an alternative to maximize their buying and selling power. As a potential homeowner, investor or lender, have you been wondering what the buzz on TIC is all about?

You are invited to hear Andy Sirkin, the “father of TIC,” shares his extensive knowledge on TIC formation and organization. Topics include:

- Local and State regulation of TICs
- Department of Real Estate TIC public report requirements & processing
- Structure and mechanics of fractional financing and foreclosure
- Title insurance issues relating to fractional TIC financing
- Lender protection in TIC agreements and recorded memoranda
- Lender risks created by Ellis Act evictions

*D. Andrew Sirkin is a pioneer in the area of real estate co-ownership involving shared use of the co-owned property, such as tenants-in-common ownership and occupancy of apartment buildings of which condominium conversion is restricted or prohibited, vacation home sharing, and equity sharing between investors and home owner/occupants. His law practice is devoted exclusively to real-estate co-ownership and subdivision matters. In addition to his law practice, he is an accredited instructor with the California Department of Real Estate and has also developed over 40 residential and mixed use projects in the Bay Area and operated and managed real estate brokerage, syndication, property management and construction companies.*