



ERIC S. ORENSTEIN

MEMBER - Transactions

733 Third Avenue, New York, NY 10017 eorenstein@rosenbergestis.com 212-551-8438



Practice Areas

Real Estate

Bar Admissions

New York, 2006

Education

Hofstra University School of Law

• J.D. - 2005

Binghamton University

• B.A. - 2001

Eric S. Orenstein is a member of Rosenberg & Estis, P.C. and a leader of the firm's Transactional Department.

Mr. Orenstein currently represents owners and developers of commercial properties in the tristate New York area providing his legal expertise in all aspects of real estate including leasing, development and purchase and sale transactions. In addition, Mr. Orenstein has a national lending practice. Among the lending clients Mr. Orenstein represents is an EB-5 Lender that is one of the most active EB-5 Lenders in the country based on the volume of loans and size of each loan transaction. This puts Mr. Orenstein at the forefront of the EB-5 market.

Mr. Orenstein's close interaction with his clients and assistance in evaluating his clients' deals from their inception has allowed him to develop an understanding of all the issues concerning commercial real estate from both a legal and business prospective. His experience provides him with the ability to protect his clients' interests while achieving their goals.

Notable Work

- Served as lead counsel representing the EB-5 lender in a \$100 million construction loan for the renovation and rehabilitation of the Nassau Coliseum.
- Served as lead counsel representing the property owner/developer in connection with a \$30 million acquisition and \$23.5 million financing of four mixed-use buildings in Park Slope, Brooklyn.
- Served as lead counsel representing the EB-5 lender in a \$96 million construction mezzanine loan for a mixed-use (retail/hotel) project in Boca Raton, Florida.
- Served as lead counsel representing the EB-5 lender in a \$200 million construction mezzanine loan for a mixed-use (retail/hotel) project in the Times Square district in New York.
- Represented the lender in a \$34.5 million fee and leasehold mortgage loan for the acquisition of a mixed-use (office/retail) development site located in Brooklyn Heights, New York.
- Served as lead counsel representing the developer in a \$63.2 million construction/bridge financing for a mixed-use (hotel/office/retail/entertainment) project in Jupiter, Florida.



733 Third Avenue,
New York, NY 20017
www.rosenbergestis.com

ERIC S. ORENSTEIN

- Served as lead counsel representing the developer in connection with the acquisition, financing and development of a \$50.5 million mixed-use condominium on Wooster Street in New York.
- Served as lead counsel representing the EB-5 lender in a \$249 million construction mezzanine loan for a redevelopment in downtown Brooklyn, New York.
- Served as lead counsel representing the EB-5 lender in a \$180 million construction mezzanine loan for a mixed-use (residential/retail) project on West 57th Street in New York.
- Served as lead counsel representing the seller in connection with the \$23 million sale of a mixed-use (residential/retail) building on Water Street in New York.
- Served as lead counsel representing the developer in connection with the acquisition, financing and development of the \$6 million townhome project on South 4th Street in Williamsburg.
- Served a lead counsel representing the developer in connection with the leasing, subleasing and development of a retail project on Melrose Place in Melrose, California.
- Represented The Brodsky Organization in its acquisition of a ground leasehold position, and the subsequent financing and development of a 450-unit residential complex adjacent to The Cathedral of St. John the Divine. The transaction included complex development/construction agreements involving historic architectural elements and design.
- Represented The Brodsky Organization in its acquisition of a ground leasehold position, and the subsequent financing and development of a 450-unit residential tower at the City Point project in Brooklyn. The transaction included complex development/construction agreements, negotiations with the city of New York, and complicated condominium structure and agreements with adjoining owners.
- Served as lead counsel representing the lender in a \$16.45 million mortgage loan for the acquisition and repositioning of a retail strip mall in Raleigh, North Carolina.
- Represented an affiliate of American Development Group in connection with the negotiation of agreements with New York City Economic Development Corp. and other public and quasi-public agencies with respect to the long-term leasing and development of an underground automated parking garage. (Ongoing)
- Represented Quinlan Development Group in connection the acquisition, financing and development of numerous sites in Brooklyn and Manhattan for new construction of residential buildings, both rental and condominium. Certain of the developments included joint venture arrangements, 421a certificates and/or inclusionary housing bonus rights. (Ongoing)

ERIC S. ORENSTEIN

Classes & Seminars

- “Clogging the Equity of Redemption - Is it the End of Mortgage Financing?” 9th Real Estate Mezzanine Financing Summit, Roundtable Leader, May 2019
- “Leveraging a New Layer of the Capital Stack - Tapping into the EB-5 Program to Increase the Potential of your Real Estate Projects,” iGlobal’s 8th Real Estate Mezzanine Financing Summit, Roundtable Leader, June 2018
- “Battle Royale: CMBS Execution Vs. Balance Sheet Vs. Life Company Loans,” 2nd Annual Spring Financing Commercial Real Estate Forum, Moderator, April 2018
- “Mezz & Bridge Financing,” New York Real Estate Private Equity & Capital Markets Forum, Panelist, March 2018

Honors & Awards

- Selected for inclusion in New York Super Lawyers Rising Stars List, 2013 - Present
- Construction Lawyers Society of America, Fellow
- Selected for inclusion in EB5 Investors Magazine’s “Top 25 Attorneys 2018”