



ERIC S. ORENSTEIN

MEMBER - Transactions

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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.

Orenstein currently represents owners, lenders and developers of commercial properties throughout the United States providing his legal expertise in all aspects of real estate including financing, development, purchase and sale transactions and leasing.

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

- Represented (i) 677-679 Madison Propco LLC, (ii) 759-771 Madison Propco LLC and (iii) 828-850 Madison Retail LLC (each a Purchaser, and collectively, as the Purchaser) in connection with the acquisition of those certain premises located at (i) 677-679 Madison Avenue, New York, NY, (ii) Commercial Unit located at 40 East 66th Street, New York, NY, and (iii) Commercial Unit located at 15 East 69th Street, New York, NY, for the aggregate purchase price of \$100,000,000.00.
- Served as lead counsel representing buyer in the \$168 million acquisition of Fifth Avenue retail condominiums.
- Served as lead counsel representing lender in the purchase of a \$225 million construction mortgage loan with respect to a south Florida condominium.
- Served as lead counsel representing lender in the purchase of a \$170 million construction mortgage loan and \$40 million mezzanine loan with respect to a gramercy park condominium.
- Served as lead counsel representing client in connection with its \$50 million equity investment in a south Florida luxury hotel.
- Served as lead counsel in client's acquisition of the ground lease for the Nassau Coliseum, Uniondale, New York.
- Served as lead counsel representing the lender in a \$721 million construction mezzanine loan for a mixed-use (retail/hotel/condo-



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- minium) project in Los Angeles, California.
- Served as lead counsel representing lender in the purchase of a \$132 million mortgage loan with respect to a south Florida luxury hotel.
 - Served as lead counsel representing buyer in the \$122 million acquisition of a Rodeo Drive retail building.
 - Served as lead counsel representing the buyer of a \$412.5 million note for a hotel/casino project in Las Vegas, Nevada.
 - Served as lead counsel representing the buyer of a \$100 million note for a mixed use (hotel/condominium/retail) project in Chicago, Illinois.
 - Served as lead counsel representing the buyer of a \$26 million note for a hotel/casino project in Las Vegas, Nevada.
 - Served as lead counsel representing client in connection with its \$26 million equity investment in a south Florida marina and condominium development.
 - Served as lead counsel representing the participant in a \$85 million participation in a Fifth Avenue land assemblage loan.
 - Served as lead counsel representing client in connection with its \$280 million equity investment in a south Florida condominium development.
 - Served as lead counsel representing client in connection with its \$92 million equity investment in a Fifth Avenue mixed use (office/retail) building.
 - Served as lead counsel to restaurant tenant in connection with its lease of its flagship New York City restaurant in NoHo.
 - 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 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.
 - 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.
 - 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.
 - 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/



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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.

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”

