



*“Too often, lawyers see only problems. We are dedicated to developing innovative solutions to get the job done.”*

**Ben Weinstock**

Senior Partner, Real Estate Department  
Appointment, NYS Real Estate Board by Gov. Pataki  
Fellow, American College of Real Estate Lawyers  
2011 Best Lawyers In America,® Real Estate

# SMART COUNSEL STRAIGHT TALK

## Spotlight on Real Estate

### Experienced. Focused. Value Driven.

The Real Estate Department – a cornerstone practice at RMF – has earned a stellar reputation as the region’s “go-to” real estate legal team. When transactions demand unrivaled skills, creative thinking and a solutions-focused mindset, clients turn to us. Consummate professionals, our team is skilled at solving the most complex real estate challenges, particularly when time is at stake or circumstances threaten the completion of a deal. The department consistently represents the top developers, tenants, lenders, brokers and property owners in the region. It has recognized expertise in all facets of real estate, chief among them purchases, conveyances, land use and development, IDA financings, restructuring and workouts, coop/condo representations, leasing, acquisitions, joint ventures and, when necessary, litigation.

### Success In Action: Recent Notable Real Estate Deals

#### Real Estate Department Represents Stairway Capital in \$18+ Million Acquisition of Landmark Verizon Building in Lower Manhattan

- ▶ Stairway Capital, a prominent hedge fund and RMF client, was co-lender along with G4 Capital Partners on the complex transaction
- ▶ The historic Art Deco building, built in the early '30s, is considered one of the plum real estate locations in highly desirable Chelsea
- ▶ Verizon will keep the lower floors for business operations; the upper floors will be developed as luxury condos
- ▶ The conversion from commercial to mixed use status, sale lease-back aspects of the deal, multi-lender structure and tight deadline made the transaction unusually complicated
- ▶ With the successful completion of the deal, Stairway, a longstanding client, is now well positioned to execute its long-term business objectives

#### Real Estate Team Negotiates Retail Leases and Construction Financing for Iconic Retail Location at Broadway and 72 St. in New York City

- ▶ In an intricate series of transactions involving multiple parties, Ruskin Moscou Faltischek, as counsel to the building property owners, completed a major construction financing to successfully advance the project to completion
- ▶ Considered one of the hottest retail locations in the world, the building boasts five floors of prime retail space and 17 floors of luxury rental apartments
- ▶ In addition to the financing aspects of the deal, RMF subsequently represented the landlord in the skillful negotiation of three significant on-site retail leases: a high-end specialty grocer (23,500 square feet) an international bank (5,500 square feet) and a national pharmacy (17,000 square feet)
- ▶ With RMF's help, the property owners have successfully leased all available space at this highly coveted retail location

**RMF**  
RUSKIN MOSCOU FALTISCHEK P.C.

**Smart Counsel. Straight Talk.**

Prior results do not guarantee a similar outcome.

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