



“Our clients trust us to efficiently close their deals while fully protecting their interests. Our extensive roster of repeat clients attests to our consistent achievement of their goals.”

Eric C. Rubenstein, Esq.
Senior Partner and Co-Chair,
Real Estate Department

SMART COUNSEL STRAIGHT TALK

Spotlight on Real Estate

Experienced. Reliable. Value Driven.

The Real Estate Department – a cornerstone practice at Ruskin Moscou Faltishek – has earned a stellar reputation as the region’s go-to legal resource when transactions demand unrivaled skill, creative thinking and a “get-it-done” mindset.

What differentiates us from the rest? Our ability to handle both the mega-deal and the standard real estate transaction with equal competence and efficiency. This is complemented by our multi-disciplinary approach, which seamlessly delivers ancillary legal services as needed, such as corporate, litigation and environmental. We’re one of the few law firms that offer this distinct advantage.

When time is at stake or circumstances threaten the completion of a deal, that’s when we really shine. It’s no coincidence that the department consistently represents the top REITs, developers, tenants, lenders, brokers and property owners in the region. They are drawn to our recognized leadership in the field and full spectrum of services, chief among them conveyances, leasing, land use and development, IDA deals, restructuring and workouts, coop/condo plans and joint ventures.

Success In Action: Notable Transactions

Regional “Trophy” Property Sales and Mega-Deals

- ▶ **Jericho Plaza, Jericho.** Sale of iconic “boat buildings” in Jericho for approximately \$210 million
- ▶ **72nd Street and Broadway, NYC.** Sale of 196 apartment condominium unit for \$200+ million
- ▶ **“EAB” Plaza, Uniondale.** Sale of landmark building and assignment of Nassau County ground lease for approximately \$190 million
- ▶ **REIT Transactions**
 - Complex leases/subleases of multiple bus depot sites and other properties aggregating \$126+ million in rental value to City of New York and MTA
 - Ground leasing of numerous shopping centers to retail REITs in Kansas, Georgia, Ohio, Oklahoma, New Mexico, Texas, California and other states

Land Use/IDA Transactions

- ▶ **Canon:** Achieved rezoning and obtained substantial Suffolk County IDA and other municipal benefits for construction of North and South American Headquarters in Melville, NY
- ▶ **AvalonBay Communities, Inc:** Town of Hempstead IDA Straight Lease Transaction for construction of 300+ rental unit in Rockville Centre, NY
- ▶ **Academy Charter School:** \$10,505,000 Tax Exempt Education Revenue Bonds issued by the Town of Hempstead Local Development Corporation for acquisition and construction of innovative school
- ▶ **Huntington Hospital:** \$10,540,000 Civic Facility Revenue Bonds issued by the Suffolk County Industrial Development Agency for expansion and renovation of hospital

RMF
RUSKIN MOSCOU FALTISCHEK P.C.

Smart Counsel. Straight Talk.

Prior results do not guarantee a similar outcome.

516.663.6600 • Uniondale • www.rmfp.com