



MATTHEW J. ZANGWILL / PARTNER

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EDUCATION

- Touro College, Jacob D. Fuchsberg Law Center J.D., 2005
- Binghamton University, B.A., 2002

PRACTICE AREAS

- Environmental
- Financial Services, Banking & Bankruptcy
- IDA & Municipal Development Incentives
- Real Estate

Matthew Zangwill's practice centers on real estate transactions, including the acquisition, sale, development and financing of buildings, shopping centers, multi-family residential complexes, self-storage facilities, retail sites and vacant land throughout the country. Matthew has extensive experience in the real estate finance space including negotiating and closing commercial mortgage loans, building construction loans, mezzanine loans, private equity financing and bridge loans. His work on behalf of borrowers and lenders includes the negotiation of complex loan documents including guaranties, mortgages, building loan agreements, ISDA master agreements as well as working through complex title issues. Matthew's real estate practice also covers transactions involving any one of the many Industrial Development Agencies operating in the State of New York, affordable housing development, tax-deferred exchanges, ground lease transactions including financing ground lease positions, defeasance transactions, net zero bond leasing, condominium conversions, offering plan preparation and no-action applications, purchase options and architect's and construction agreements. A significant portion of Matthew's real estate practice is dedicated to representing both landlords and tenants in connection with leasing and subleasing of retail, office, medical and industrial spaces.

Matthew has the experience to navigate the various challenges facing not-for-profit corporations and religious institutions seeking to buy, sell or mortgage real property as well as assisting those seeking to create not-for-profit corporations, obtaining tax exempt recognition and ensuring compliance with law.

An advocate for small business, Matthew serves as legal counsel for the Nassau Council of Chambers of Commerce, Inc. the umbrella organization advocating for the interests of over 40 local Chambers of Commerce in Nassau County and their member businesses. Matthew has been recognized by *Super Lawyers* as a Rising Star for the years 2015, 2016, 2017, 2018, 2019 and 2020. In recognition of his contributions, Matthew was acknowledged as member of the Class of 2015 40 Under 40 at the Long Island Business News 17th Annual 40 Under 40 Awards gala. Matthew serves as a contributor to the Ask Real Estate section of the *New York Times*, which assists readers by answering their real estate inquiries.

PUBLICATIONS

- RMF Attorney Matthew Zangwill Recognized By LIBN As A 2021 Power 25 Lawyer (Press Releases)
- LIBN The Power List Power 25 Lawyers 2021 – Matthew Zangwill (Real Estate)
- Seventeen Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers For 2020 (Press Releases)
- Fifteen Ruskin Moscou Faltischek Attorneys Named As New York Metropolitan Area Super Lawyers for 2019 (Press Releases)
- Seven deadly pitfalls when buying NYC multifamily (Real Estate)
- Subleasing basics: Protecting the unwary subtenant's interests in its premises – by Matthew Zangwill (Real Estate)
- NYS Increases Taxes on Real Property Transactions (Real Estate)
- Subleasing basics: Protecting the unwary subtenant's interests in its premises – by Matthew Zangwill (Real Estate)
- Sixteen Ruskin Moscou Faltischek Attorneys Named as New York Metropolitan Area Super Lawyers for 2017 (Press Releases)
- A Roommate Dies; Must His Estate Pay the Rent? (Real Estate)
- New York Times Real Estate Q&A: Staging Your Home For Sale (Articles, Real Estate)
- New York Times Real Estate Q&A: “When New Construction Falls Short” (Articles, Real Estate)
- New York Times Real Estate Q&A: Paying for a Leaky Roof (Articles, Real Estate)
- The New York Times Q&A: New Rule Affects Home Businesses (Articles, Real Estate)
- The New York Times Real Estate Q&A: Neighbors' Refuse in a Garden (July 19, 2013) (Articles, Real Estate)
- The New York Times Real Estate Q&A: Too Many Condo Units Rented Out (Articles, Real Estate)
- Apr-13 Court Dismisses “Buyer's Remorse” Claim and Awards Developer \$577,000 in Attorneys' Fees (Alerts)
- Nov-11 Attorneys Beware – Update on Ethical Considerations (Alerts, Real Estate)
- Nov-10 Recent Rulings Shake Condominium Market (Alerts, Real Estate)