Built to Keep Real Estate Projects Moving

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From complex financing to construction access and litigation, Lake Success Partners **Elliot Steinmetz** and **Rachelle Rosenberg** help developers anticipate obstacles, manage risk, and move projects forward.





SUBMITTED BY ELLIOT STEINMETZ, ESQ AND RACHELLE ROSENBERG, ESQ

Successful real estate development requires more than identifying the right property. Every project presents a web of interconnected legal, financial, and practical considerations - from structuring the acquisition and securing capital to obtaining construction access and resolving disputes that can threaten a carefully planned timeline.

From Abrams Fensterman, LLP's nearby Lake Success office, Elliot Steinmetz, Director of Complex Real Estate Transactions, and Rachelle Rosenberg, Director of Real Estate Litigation, provide developers, owners, investors, and lenders with experienced counsel across these critical stages.

Together, Elliot and Rachelle lead a team managing more than 200 active real estate matters throughout New York and across the country. Their complementary practices give clients coordinated transactional and litigation support grounded in a shared understanding of what developers need most: practical solutions, responsive counsel, and forward momentum.

Elliot represents clients throughout the lifecycle of a real estate investment. He advises on acquisitions and dispositions, ownership structures, development transactions, joint ventures, construction and acquisition loans, mortgage and bridge financing, mezzanine debt, preferred equity, ground leases, refinancing, and recapitalization. His experience in private practice and as in-house counsel for major real estate and financial-services companies allows him to evaluate transactions from both a legal and business perspective. He understands how developers approach opportunity and execution - as well as how lenders assess collateral, guaranties, completion risk, and other underwriting considerations.

Rachelle helps developers and property owners address the conflicts that can arise before, during, and after construction. For more than 20 years, she has represented clients in construction license agreements, adjoining-property access disputes, RPAPL § 881 proceedings, commercial lease disputes, construction claims, and other complex real estate litigation. Her extensive construction-access experience includes matters involving scaffolding, sidewalk sheds, excavation, underpinning, façade work, insurance, indemnification, access fees, and scheduling. Whenever possible, Rachelle uses negotiation and alternative dispute resolution to contain costs and avoid delays. When litigation is unavoidable, she provides determined advocacy in court.

For developers in Roslyn and across Long Island, sophisticated real estate counsel is closer than they may think.

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