



Mitchell G. Bernstein

Counsel

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Mitchell Bernstein focuses his practice on commercial real estate law, with a focus on sales, acquisitions, financings, joint ventures, and cooperatives and condominiums.

Services

- Real Estate
- Acquisitions & Sales
- Condominium and Cooperative Law
- Real Estate Joint Ventures

Education

- St. John's University School of Law (J.D., 1976)
- Cornell University (B.A., 1970)

Memberships & Associations

- New York State Bar Association
- New York County Lawyers' Association

Matters

F&T Land Group - Tangram Development, Flushing, Queens

Represented F&T Group in the financing, development, construction of the Tangram development, an approximately 1.2 million square foot mixed use project Flushing, Queens. Herrick assisted in the \$230 million inventory loan filing as well as in the filing of a condominium offering plan for a 48-unit office building at 37-12 Prince Street and a 192-unit residential building at 133-27 39th Avenue in Flushing, Queens.

Brack Capital Real Estate - Manhattan Condo Offering Plan

Represented Brack Capital Real Estate in the condo offering plan for 90 Morton Street as well as in the closing of multiple condo units for this West Village residential condo.

115 Spring Street Company - Soho Retail Condominium Formation and Sale

Represented 115 Spring Street Company in the formation and sale of a Soho retail condominium to SL Green.

Castle Oil Corporation - \$24 Million Bronx Property Sale

Represented an affiliate of Castle Oil Corporation in the \$24 million sale of 1110 Oak Point Avenue and 155 Tiffany Street in the Bronx. The deal closed after nearly two years of our negotiating contracts with different prospective purchasers and through resolving complex deed issues with the City Register.

Sabet Management - \$19 Million Manhattan Apartment Building Acquisition

Represented Sabet Management in the \$19 million acquisition of the residential apartment building 92 Second Avenue, with acquisition financing supplied by Signature Bank.

HK Organization Affiliate - Brooklyn Joint Venture Acquisition

Represented an affiliate of HK Organization in the joint venture acquisition of The Chocolate Factory, a large mixed-use building in Brooklyn.

AEW Capital Management - Brooklyn Residential and Commercial Condominium Joint Venture

Represented AEW Capital Management in a joint venture with Hope Street Capital to acquire and develop residential and commercial condominiums in Brooklyn.

Continental Ventures - \$48 Million Kips Bay Acquisition Financing

Advised Continental Ventures and their joint venture partner in connection with a \$48.5 million financing for the acquisition of five Kips Bay buildings.

Sabet Management Affiliate - West Village Building Acquisition

Advised an affiliate of Sabet Management in the acquisition of a building in the West Village.

Real Estate LLC - Manhattan Commercial Condominium Sale

Represented a real estate LLC in the sale of the commercial condominium unit at 205 Bleecker Street to two affiliates of Infinity Real Estate, LLC.

Real Estate Developer - \$200 Million Condo Conversion JV

Representation of developer in a joint venture with an asset management company and a financial services firm in a condominium conversion and a \$200 million offering of an occupied 117-unit rental building on Manhattan's Upper West Side.

DNA Development - Condominium Offering Plan

Represented DNA Development LLC in the preparation of an offering plan for new condominium construction project at 280 St. Marks Avenue in Brooklyn, NY.

Sabet Management - Refinancing of 1234 Broadway

Represented Sabet Management in a \$73 million mortgage refinancing of 1234 Broadway in Manhattan.

World-Wide Group - Condo Construction Financing

Represented World-Wide Group in a \$180 million construction loan and mezzanine financing by Helaba and a major international bank for the construction of a high-rise condominium on East 74th Street and Second Avenue. We also represented World-Wide in its acquisition of six neighboring properties and adjoining development rights to create the assemblage, which also included inclusionary housing and 421-a credits.

RXR Realty - \$800 Million Acquisition of 237 Park Avenue

Represented RXR Realty in its joint venture acquisition of 237 Park Avenue, a 1.2 million-square-foot office building located in the heart of the Grand Central District, between 45th and 46th Streets.

Rabina Properties - \$131 Million Manhattan Development Site Sale

Represented Rabina Properties LLC in the \$131 million sale of a development site consisting of six properties in Manhattan's NoMad neighborhood. The sale also included additional Inclusionary Housing benefits and an investment by our client in the acquiring entity.

Stalking Horse Bidder - Acquisition of Photos from Polaroid Fine Art Collection

Representation of a successful stalking horse bidder in connection with the acquisition, from the bankruptcy estate of the Polaroid Corporation, of an extensive collection of more than

10,000 photographs from the Polaroid Fine Art Collection. Many of the photos are of museum quality and were taken by renowned photographers.