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WHO'S WHO in Commercial/Residential Real Estate Law

GARY MELTZER

*Meltzer, Lippe, Goldstein
& Breystone, LLP*

Gary Meltzer is a partner at Meltzer, Lippe, Goldstein & Breystone, LLP in Mineola. Meltzer's areas of practice include real estate, finance, corporate and construction law.

He is a member of the firm's real estate group representing lenders and borrowers in all facets of real estate lending and borrowing including multi-state portfolio financings on the lending and borrowing sides, as well as drafting and negotiating participation and intercreditor agreements between lenders and drafting and negotiating forbearance agreements between lenders and borrowers.

Meltzer has represented sellers and purchasers of real estate loans including performing due diligence, drafting and negotiating sale-purchase agreements and handling all aspects of closing loan sale and/or purchase transactions. His practice includes all aspects of commercial real estate acquisitions and dispositions including 1031 exchanges, loan assumptions and defeasances. He has drafted tenancy in common agreements, partnership and operating agreements and created complex organizational structures.

Meltzer has experience in representing owners of shopping centers,



multi-family developments, office buildings, golf course and residential communities and industrial and warehouse developments. He also represents landlords and tenants in drafting and negotiating commercial leases.

An important inquiry when buying real estate in this economy is a review of the evidence/records of all of the capital improvements, repairs and maintenance that have been performed during the last three years, Meltzer said.

"With many properties and property owners experiencing negative performance and economic stress over the past few years, property owners are in many cases deferring neces-

sary capital improvements, repairs and recurring maintenance items," Meltzer said. "Furthermore, it has become especially important that a comprehensive engineering study be performed by a reputable engineer."

Prior to joining Meltzer, Lippe, Goldstein & Breystone, LLP, Meltzer was associated with Weil, Gotshal & Manges LLP; Baer Marks & Upham, LLP; and Shapiro, Shapses, Block LLP.

Meltzer is a graduate of Benjamin N. Cardozo School of Law. He is admitted to the NY and Connecticut Bars.

Meltzer is active in community service including serving as legal counsel to the Jewish Academy, a Jewish day school in Suffolk County.

Meltzer, Lippe, Goldstein & Breystone, LLP is a full-service business law firm providing clients with domestic and international corporate and securities, tax, labor and employment, litigation, health care, intellectual property, financial, employee benefits, bankruptcy/creditors' rights, workout, and real estate legal services as well as a broad range of personal services including wills and trusts, estate planning and administration.

The firm serves not only Fortune 500 companies, but also an increasing number of medium and smaller sized public and private corporations, real estate developers, venture capitalists and individuals on LI, throughout the US and the world.