

Real Estate Law

PRACTICE LEADER



Mark J. Caruso

Partner

Real Estate Attorneys in New York

Abrams Fensterman's Real Estate Law practice provides comprehensive legal counsel to institutional, entrepreneurial, and individual clients across New York, supported by a full-service, multidisciplinary platform. Led by Brooklyn Partner, **Mark Caruso**, the firm's Real Estate Practice spans both commercial and residential matters, combining sophisticated transactional capabilities with deep litigation experience.

Clients rely on Abrams Fensterman for strategic guidance across the full real estate lifecycle—from acquisitions, financings, and leasing to dispute resolution and complex ownership issues—delivered with the insight, precision, and responsiveness that define the firm's approach.

Abrams Fensterman is recognized nationwide as one of the "**Best Law Firms in America**"® for Real Estate Law.

REAL ESTATE SERVICES

Real Estate Litigation

Strategic representation in commercial real estate and business disputes, including foreclosures, landlord-tenant matters, partnership and brokerage disputes, quiet title and specific performance actions, adverse possession and prescriptive easement claims, and other high-stakes litigation.

Real Estate Acquisitions & Sales

Counsel on acquisitions and dispositions across asset classes, including contract negotiation, due diligence, entity structuring, and closing.

Real Estate Financing

Representation of lenders and borrowers in conventional, bridge, and mezzanine financing, preferred equity investments, refinances, and other complex capital stacks.

Commercial Leasing

Drafting, negotiating, and enforcing leases for landlords and tenants across office, retail, industrial, restaurant, and mixed-use properties—guided by litigation-informed insight.

Neighbor License Agreements

Negotiation and litigation of license/access agreements, including RPAPL 881 proceedings, to support construction and development needs while protecting client interests.

General Counsel Services

Ongoing outside counsel support for businesses—from governance and contracts to day-to-day operational legal needs—delivered with a practical understanding of business goals.

Comprehensive Representation for Every Real Estate Client

Whether dealing with a first time home buyer or a seasoned commercial landlord, our real estate team handles everything related to a residential or commercial real estate transaction, including:

- 1031 Exchanges
- Business formation and entity selection, LLC's, corporations, partnerships
- Construction law issues
- Contract drafting and negotiation
- Cooperatorative and Condominium actions with NY Attorney General
- Cooperatorative and Condominium Offering Plans and Amendments
- Healthcare properties
- Investment properties
- Land use, zoning, variances, special exceptions, setbacks and permits
- Liens and lien releases
- Litigation matters, including partition, easements, breach of contract, specific performance, constructive trust, broker disputes and fraudulent deeds
- Mortgages and foreclosures
- No action letter applications to NY Attorney General
- Preparing purchase agreements, deeds and leases
- Real estate closings
- Real estate corporations and real estate partnerships
- Real estate tax exemption and abatement applications
- Title examinations, title insurance and title clearance

From routine and everyday issues to complex and sophisticated dilemmas, our real estate lawyers provide cutting edge representation in all aspects of real estate law.

Contact Our Law Firm

For further information about our real estate legal services, please [contact our law firm](#) on Long Island at [516-328-2300](#), in Brooklyn at [718-215-5300](#), in White Plains at [914-607-7010](#), in Rochester at [585-218-9999](#) or in Albany at [518-535-9477](#) to schedule an initial consultation.