ORLOFF LOWENBACH STIFELMAN & SIEGEL P.A.

William J. Adelson

Shareholder

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During more than 40 years of closing deals, Bill Adelson has been involved in a wide variety of real estate, corporate and other business transactions in New Jersey and New York.

Representing developers, established business owners and start-up entrepreneurs, Bill has assisted with their joint venture arrangements and financing needs, including working with institutional lenders, mezzanine financing, preferred equity and private investors.

He has formed entities, property owners' associations and commercial condominiums, and he has drafted operating and joint venture agreements, ground leases, space leases (business, office, warehouse, retail, "big box," build-to-suit), PILOT, redeveloper and management agreements, real estate purchase and sale, buy-out, redemption and cross-purchase agreements, and contracts for all purposes.

In all matters, Bill's primary goals are to get the deal done effectively and cost-efficiently and to protect his clients' interests. Building on his experience as an instructor and lecturer earlier in his career, Bill has mastered the ability to explain complex legal matters in a manner that is understandable to non -lawyers.

Representative Experience

- Commercial, industrial and multiple dwelling real estate developers, purchases and sales
- Financing transactions representing borrowers and private lenders, including institutional mortgages, construction loans, mezzanine and equity financings, private offerings and seller financing
- Space leases, build-to-suit leases, ground leases, and sale leasebacks from landlords and tenants
- Development, subdivision and site-plan approvals, tax exemptions, zoning interpretations and variances
- Construction contracts for owners, contractors and architects

- Tax-free exchanges and commercial condominium conversations
- ISRA compliance and environmental issues
- Asset and stock sales, redemptions and cross purchases
- Limited liability company, partnership, joint venture and shareholder buy-sell agreements
- Employment, consulting, non-compete and retirement agreements, golden parachutes, employee handbooks and labor arbitrations

Practice Areas

- Corporate
- Real Estate

Education

- New York University School of Law, J.D., 1979
- Haverford College, B.A., 1976

Admissions

- New Jersey, 1989
- New York, 1980
- U.S. District Court, District of New Jersey,
- U.S. District Court, Southern District of New York,
- U.S. District Court, Eastern District of New York,