



# MATTHEW E. LOBELLO

## ASSOCIATE - Transactions

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### Practice Areas

Transactions

### Bar Admissions

New York, 2019

### Education

Benjamin N. Cardozo School of Law

• J.D. - 2018

#### Honors & Activities:

• Managing Editor, *Cardozo Arts & Entertainment Law Journal*, Vol. 36

Lehigh University

• B.A. Political Science and Journalism  
(*cum laude*) - 2015

**Matthew E. LoBello** joined Rosenberg & Estis, P.C. in 2021 and is an Associate in the firm's Transactional Department. He is a trusted advisor to real estate developers, private equity sponsors, institutional investors, and family offices, with a practice focused on complex real estate financing transactions across all asset classes. He regularly represents both lenders and borrowers in the origination, structuring, and negotiation of mortgage loans, mezzanine financings, preferred equity investments and participation agreements involving office buildings, multifamily developments, hospitality assets, industrial warehouses, and retail properties nationwide.

Matt has deep experience in note-on-note financings, debt and equity joint venture investments, and the recapitalization of performing and non-performing real estate ventures. He frequently advises on hybrid debt-equity structures, co-lender arrangements, and capital stack solutions tailored to dynamic market conditions.

In periods of market dislocation, Matt counsels owners, operators, and lenders in the workout and restructuring of distressed real estate debt. His experience includes negotiating discounted payoffs, deeds-in-lieu of foreclosure, sales of defaulted notes, short sales, and loan modifications, as well as guiding clients through pre-foreclosure strategy and enforcement matters.

Matt is a graduate of the Benjamin N. Cardozo School of Law, where he served as Managing Editor of the *Cardozo Arts & Entertainment Law Journal*, and is a cum laude graduate of Lehigh University. Prior to joining Rosenberg & Estis, Matt was an Associate at Duane Morris LLP.

### Published Works

- *The Journalism Licensing Program: A Solution to Combat the Selective Exposure Theory in Our Contemporary Media Landscape*, 36 *Cardozo Arts & Ent. L.J.* 509 (2018)

### Honors & Awards

- Selected for inclusion on Commercial Observer's 2022 Top Young Professionals List

### Professional Associations

- New York State Bar Association



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