

Steven Schwartz

Director

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Steve Schwartz is a real estate lawyer with a national practice, advising clients in the acquisition, disposition, development, leasing and financing (both debt and equity) of commercial real estate.

He frequently works with national developers and investors in the multifamily housing sector, handling a wide variety of matters. Steve deals with large portfolio transactions, joint ventures, construction loans, and permanent mortgage loans.

Steve also routinely handles large-scale commercial projects, often providing counsel regarding the many land use and environmental laws and regulations affecting such developments, and he helps clients to structure mixed-use transactions throughout the country.

A significant portion of his current development practice involves working with clients on complex multifamily residential projects, including market rate and mixed-income developments, large mixed-use projects and projects constructed under the Massachusetts affordable housing statute, Chapter 40B.

In addition to his involvement with traditional forms of real estate mortgage loans and refinancing, Steve has considerable experience representing lenders in workouts of troubled real estate loans, including restructurings, deed-in-lieu transactions and foreclosures.

As former Co-Chair of the firm's Real Estate practice and a member of the firm's Executive Committee, Steve has more than 25 years of continuous practice at Goulston & Storrs.

Accolades

- *Chambers USA*, Real Estate, Massachusetts, 2025 (Band 4)
- Best Lawyers in America® (2023-2025): Real Estate Law
- *Boston Magazine* Top Lawyers, Real Estate, 2021
- Martindale Hubbell Peer Review Rated AV Preeminent™
- Martindale Hubbell™ Top Rated Lawyer in 'Land Use And Zoning', 2013

- Massachusetts Super Lawyer, 2006 - 2013

Affiliations

- Advisory Committee Member, National Multifamily Housing Council
- Member, Government Affairs Committee and Director, Rental Housing Association of the Greater Boston Real Estate Board

Admissions

- Massachusetts
- New York

Education

- Harvard College (A.B., 1986)
- Harvard Law School (J.D., 1989)

Representative Matters

National Real Estate Developer with Multifamily Projects Across the Northeast

Representation of a large national multifamily developer in connection with all of their real estate development projects in the northeast region of the country. Representation includes all aspects of the developments including acquisition, financing, joint venture, construction and entitlement work. Projects often include mixed-use, retail and luxury rental units.

Counsels One of the Largest Multifamily REITS in the U.S.

General representation of one of the largest multifamily REITs in the country in all aspects of acquisition, development and financing of numerous multifamily residential communities, including both stand alone and parts of large mixed-use developments. Assisted the client with the acquisition and disposition of assets worth billion of dollars in multiple transactions across the country. Also handle the range of environmental and regulatory compliance related to their transactions.

Real Estate Fund Acquisition of Over 75 Properties Nationally

Representation of real estate fund in its acquisition of more than 75 multifamily, industrial and office properties nationally, totaling more than \$1.5B.

Leading Furniture Retailer Representation

Representation of the greater Boston region's leading furniture retailer on all of its real estate related matters, including acquisition and development of destination furniture and family entertainment location, and 1M square foot warehouse and distribution facility.

Mortgage Loans for National Insurer

Numerous mortgage loans for national insurance, including financings of significant hotel, office, retail and multifamily properties throughout the New England region.

Acquisition for the Development of Everleigh Apartments in Richmond, Virginia

Representation of Greystar on the acquisition of a 9-acre site in Richmond, VA for the development of Everleigh Apartments, a 165 unit luxury over 55 housing community.

Education as a Priority

Steven has a deep passion for excellent primary and secondary level education. For several years, Steven has proudly volunteered his time and leadership to a non-profit school located in Brookline, MA.

He currently serves as Chairman of the Board of Directors for the school, providing pro bono legal services as well as operational strategy, financial and general advice for the school. He is motivated to lead this group of volunteers so that the school may focus on its mission to provide a solid education for kids ages K-12.