

JAN 10 1956

In Loving Memory of

ROSENBAUM—Lewis N., at Rye, N. Y., on Jan. 9, 1956. Funeral services at the Community Synagogue of Rye, 200 Forest Ave., Rye, N. Y., Wednesday 12 Noon. Friends may call at the Russell J. Shaw Funeral Home, Fort Chester, N. Y., on Tuesday, from 5-9 P. M. In lieu of flowers, it is earnestly requested that memorials be made to the Cancer Fund.

ROSENBAUM—Lewis Newman, The Rabbi. Officers, Trustees and members of Community Synagogue mourn the passing of L. N. Rosenbaum, a trustee for many years, who helped to establish and develop this Liberal Jewish Temple and religious school in Rye, and extend their sympathy to the bereaved family.

MILTON M. ENZER, President.

L. N. ROSENBAUM,
REAL ESTATE MAN

'Financial Doctor' Who Led
Group Purchases of Office
Buildings in Nation Dies

Special to The New York Times.

RYE, N. Y., Jan. 9—Lewis Newman Rosenbaum, real estate operator, died today at his home, 25 Mendota Avenue, after a long illness. He was 75 years old. His New York offices were at 565 Fifth Avenue.

Mr. Rosenbaum was known nationally for his extensive investments and real estate operations in New York and vicinity. In 1925, he headed a syndicate that bought the historic Flatiron Building, at Fifth Avenue and Twenty-third Street, New York, for \$2,025,000.

Prior to that he led syndicates that purchased large office buildings throughout the United States. Among them were the Metropolitan Life Insurance Company Building in Minneapolis; the New York Life Building and the Coca-Cola Building in Kansas City, and the Railway Exchange Building in Seattle.

Acquired Fifth Avenue Building

He was head also of a group that bought and operated the Fifth Avenue Building between Twenty-third and Twenty-fourth Streets, New York, in the late

Nineteen Twenties.

In 1928, Mr. Rosenbaum directed an organization that bought the fifty-year leasehold at 43 to 47 Broad Street and the eight-story structure on it known as the Combustion Engineering Building. The next year he was active in plans to reorganize depression defaulted mortgages and he became known as "a financial doctor." He figured several years later in the plan of The Brooklyn Daily Eagle Properties to issue 40,000 preferred shares and 1,075,000 common shares.

His next big real estate transaction was in 1946. As head of the Downtown Corporation of Jersey City, he sold the easterly half of what is known as the Arcade plot on Journal Square. The same year he leased the "air rights" over the Journal Square passenger station from the Pennsylvania Railroad for fifty years at a minimum rental of approximately \$6,000,000.

Two years later Mr. Rosenbaum sold to Thomas A. Edison, Inc., of West Orange, N. J., the former Frisbee Mills property in Stuyvesant Falls. The company used the property for the development of its industries. He was responsible for the development of the bus terminal in Journal Square, Jersey City, in 1951. Two years later he bought fifty acres of land off Route 1, Jersey City, for industrial improvement and the construction of a \$60,000,000 terminal.

Mr. Rosenbaum also headed the group that planned the fifteen-story air-conditioned building at 25 Concourse Street over the tracks of Hudson-Manhattan Tubes. The structure involved an investment of more than \$6,000,000.

A partner in L. M. Rosenbaum and Son, Mr. Rosenbaum was president of L. Rosenbaum, Inc. He was born in Homak, Hungary, came to this country in 1888, and became a citizen four years later. He was admitted to the Tennessee State bar in 1901, and the Washington State bar four years later.

Survivors are his widow, Bella; three sons, Adrian, John H. and Francis Rosenbaum, and two daughters, Mrs. Ruth Wolder and Mrs. Doris Davis.