

Jersey Ave Redevelopment - New Brunswick, NJ

Property Summary

Property Name	Jersey Ave Redevelopment
City, State	New Brunswick, NJ
Estimated Phase 1 Commencement	TBD
Residential Units	330
Average Unit Square Feet	944 SF

Unit Quantities:

Type	Avg. SF	Unit Count
Studio	530	33
1 Bed / 1 Bath	778	134
2 Bed / 2 Bath	1179	127
COAH 1 Bed / 1 Bath	718	6
COAH 2 Bed / 2 Bath	1150	22
COAH 3 Bed / 2 Bath	1300	8
TOTAL (Net SF)	340,800.00	330



Amzak Capital Management

Sources

Amzak Capital Management	13%	\$	17,667,861
EB5 Captial	27%	\$	35,200,000
Construction Loan	60%	\$	79,301,792
Total Sources		\$	132,169,654

Uses

Land	\$	24,897,685
Hard Costs	\$	86,190,600
Hard Cost Contingency (5.00%)	\$	4,309,530
Soft Costs	\$	6,588,016.00
Soft Cost Contingency (5.00%)	\$	394,401
Interest Reserve	\$	5,697,422
Fees	\$	2,000,000
Loan Closing Costs	\$	2,092,000
Total Uses	\$	132,169,654

