



**City of New Brunswick
 Redeveloper Designation
 Application**

Redevelopment Area Name		Jersey-Sandford Redevelopment Plan	
Redevelopment Project Name		Jersey Avenue Redevelopment	
Project Location			
	Address	90, 100, 120 and 200 Jersey Avenue	
	Block	242	Lots 1, 2.06, 3.02, and 5.06
Project Description		Phased redevelopment of the Property to allow for - 660 residential units, 10% of which are affordable; - Parking for approximately 1,000 spaces; - approximately 40,000 sf small bay warehouse/retail; - public park.	
Redeveloper			
	Name	New Brunswick Improvement Owner LLC See ownership disclosure attached.	
	Address	c/o Amzak Capital Management, 980 North Federal Highway, Suite 315, Boca Raton, FL 33432	
	Phone #	(917) 414-6898 – Steven Manis	

Required Information	
<p>Financing Responsibility and Capability</p> <p>Provide documentation of the redeveloper's ability to obtain adequate financing to develop the proposed project</p>	<p>The proposed redeveloper and its sponsoring entities have a long track record of financing and developing projects using a combination of institutional equity and debt.</p> <p>Enclosed are letters from financing and equity partners, as well a proposed financing plan, relative to Phase 1 of the development.</p>
<p>Estimated offering price for land to be developed</p> <p>Estimated Total Development Cost</p>	<p>\$ _____</p> <p>\$ _____</p> <p>(*) Financial Summary in Attached Plan</p>
<p>Estimated Time Schedule for Start and Completion of the Project</p>	<p>Proposed Phasing Plan is enclosed.</p>
<p>Provide Architectural and Engineering Plans to document the following:</p>	
<p>Non-Residential Projects</p>	<ul style="list-style-type: none"> • Concept Plan for Non-Residential Phase
<p>Residential Projects</p>	<ul style="list-style-type: none"> • General Concept Plan for Residential Phases <p><i>Design documentation submitted herewith.</i></p>

DISCLOSURE OF OWNERSHIP

NEW BRUNSWICK IMPROVEMENT OWNER LLC

This disclosure is provided to the Housing Authority of City of New Brunswick

New Brunswick Improvement Owner LLC (“Redeveloper”) is a New Jersey limited liability company having an address c/o Amzak Capital Management, 980 North Federal Highway, Suite 315, Boca Raton, FL 33432. The following entities or individuals have at least a 10% interest in the Redeveloper:

New Brunswick QOZB LLC

New Brunswick QOZB LLC is a Delaware limited liability company having an address of having an address of 980 North Federal Highway, Suite 315, Boca Raton, FL 33432. The following entities or individuals have at least a 10% interest in New Brunswick QOZB LLC:

Amzak OZ Fund II LLC

Amzak New Brunswick LLC

Amzak OZ Fund II LLC and Amzak New Brunswick LLC are both ultimately controlled by Amzak Capital Management, whose managing member is Michael Kazma. Mr. Kazma may be contacted c/o Amzak Capital Management, 980 North Federal Highway, Suite 315, Boca Raton, FL 33432.

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 Capital	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



J.P.Morgan

February 25, 2026

City of New Brunswick
78 Bayard Street
New Brunswick, NJ 08901
USA

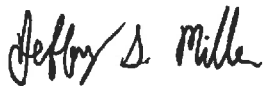
To whom it may concern:

This letter is to confirm that JPMorgan Chase Bank, N.A. has maintained a relationship with Amzak Capital Management Llc since June 2008. Amzak Capital Management Llc have an account balance in excess of \$50,000,000 as of today's date.

It has been my pleasure to have Amzak Capital Management Llc as my client.

Please do not hesitate to contact me at (561) 838-4643.

Sincerely,



Jeffrey S Miller

Executive Director

J.P. Morgan Private Bank

This reference letter and the information it provides are furnished on the condition that they are strictly confidential, and that no liability or responsibility shall attach to JPMorgan Chase & Co., its subsidiaries or affiliates, or any of its officers, employees or agents, in connection with their content. This letter makes no representation regarding the general condition of its subject, its management or its future ability to meet any obligations. The information presented has been obtained from sources believed to be reliable, without express or implied warranties as to its completeness or accuracy. We expressly disclaim any liability for errors and omissions regarding the information contained in this letter, and any information provided is subject to change, without notice. Any account balances provided in this letter reflect the asset value of such account, net of monies owed to us, excluding mortgages, and reflect the market price of such assets as of the latest practicable date.

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Brokerage investment products and services are offered through J.P. Morgan Securities LLC, member FINRA and SIPC.



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