

MIXED USE

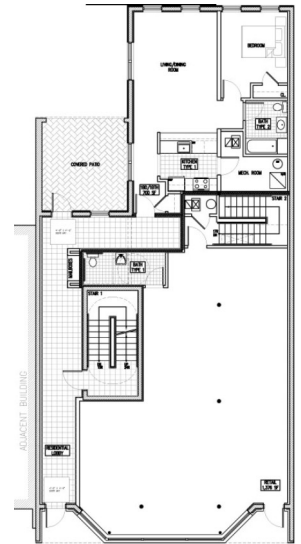
167 MONTICELLO AVE.

Description: New construction of mixed use building with seven condominiums (4 one-bedroom units and 3 two-bedroom units) and 2,000 square feet of commercial space in the Monticello Avenue Redevelopment area. Each 1 BR sold for \$95,000 and 2 BR for \$125,000. Commercial unit rented at \$13 per square foot and currently houses an employment center.

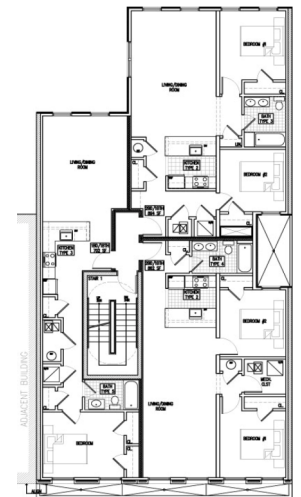
Notable: First mixed use development completed along Monticello Ave. in Jersey City in over 20 years. Certified LEED Silver by the US Green Building Council and recipient of 2011 Jersey City GREEN Award. Shared backyard with multiple patio areas. Designed to mirror pre-existing historical structures.

Specs:

- > Total Development Cost: \$2,100,000
- > Started: March 2010
- > Completed: January 2011
- > Status: All residential units sold and commercial space occupied in March 2011



Ground Floor



Upper Floors



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