



Iron Monkey Properties

97, 99 and 99.5 Greene Street, Jersey City, NJ

LIMITING CONDITIONS

This Offering Memorandum prepared in April 2019 by GRID Real Estate, LLC (“GRID” or “Advisor”) and is solely for the use of prospective buyers, (each a “Buyer”) of the real property commonly known as 97, 99, and 99.5 Greene Street, in Jersey City, NJ, (the “Property” or “Iron Monkey Properties”). Neither Advisor nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. Prospective Buyers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property. The Offering Memorandum is a solicitation of interest only and is not an offer to purchase the Property. Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, at its sole and absolute discretion, to terminate discussions with any potential Buyers at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to buy the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer. This Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the “Iron Monkey Properties” Confidentiality Agreement.

CONFIDENTIAL INVESTMENT OFFERING

THIS CONFIDENTIAL INVESTMENT OFFERING (the "Investment Offering") is being furnished to the recipient (the "Recipient") solely for the Recipient's own limited use in considering whether to provide all or a portion of an investment (the "Investment").

GRID Real Estate, LLC ("GRID"), has prepared this confidential Investment Offering, which contains brief, selected information pertaining to the business and affairs of the Property. This confidential information does not purport to be all-inclusive nor does it purport to contain all the information, which a prospective lender may desire. Neither the Owner, nor GRID nor any of their respective partners, officers, employees, or agents makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this Investment Offering or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

The Recipient agrees that (a) the Investment Offering and its contents are Confidential Information, except for such information contained in the Investment Offering, which is a matter of public record, (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of GRID and our client, and (c) the Recipient and the need to know parties will not use or permit to be used this Investment Offering or its contents in any fashion or manner detrimental to the interest of the Owner or GRID or for any purpose other than use in considering whether to provide all or a portion of the investment. The Recipient and the need to know parties agree to keep this Investment Offering and all Confidential Information contained herein permanently confidential and further agree to use this Investment Offering Submission for the purpose set forth above.

PHOTOCOPYING OR OTHER DUPLICATION IS STRICTLY PROHIBITED.

OUR CLIENT EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPOSED INVESTMENT AND TO TERMINATE

DISCUSSIONS WITH ANY PARTY, AT ANY TIME, WITH OR WITHOUT NOTICE.

THE CONFIDENTIAL INVESTMENT OFFERING SHALL NOT BE DEEMED TO BE A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS INVESTMENT OFFERING.

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THE PROPERTIES ARE

**97 GREENE STREET, 99 GREENE STREET
AND 99.5 GREENE STREET, JERSEY CITY**

The properties are located on tax block: 14302, lots 6, 7, 8.

The properties are located in the Paulus Hook Historic District and zoned Historic.

EXECUTIVE SUMMARY

GRID Real Estate, LLC (“GRID”), has been exclusively engaged by Brian J McIntyre (the “Owner”), to sell the “Iron Monkey Properties”, located at 97, 99, and 99.5 Greene Street, Jersey City (the “Property”), a landmark building in an extraordinary, transit-oriented location along the Hudson River Waterfront in Jersey City – one of the strongest office and apartment markets in the country.

Located in historic downtown Jersey City, the Iron Monkey properties, have an ideal location, in the center of the Jersey City’s FIDI, historic Paulus Hook and across the street from award winning Colgate Center. The properties are a strategic cornerstone of the emerging Greene Street retail and entertainment corridor, which will be anchored by 99 Hudson Street’s retail base. The retail potential for the properties is extraordinary and the opportunity to add real value to these strategic properties is one of the best in this real estate cycle! The commute to Manhattan is among the best available in the region, with close proximity to major public transportation options. The Exchange Place PATH stop is located one block from the property and provides a 7 minute commute to the Oculus-World Trade Center Transportation Hub. The Grove Street PATH station, located a few blocks from the properties offers an 18-minute ride to Midtown Manhattan (33rd St. & 6th Ave). In addition, the building is a short walk to the Exchange Place light rail stations, Montgomery Street bus stops, and the busy Colgate Center ferry terminal. The transportation options provide convenient connections to everything in the region, including the three major airports.

The “Iron Monkey properties” are located in the Paulus Hook Historic District and directly across Greene Street from Colgate Center, one of the most successful mixed use developments in the region. The properties comprise three separate buildings, 97, 99, and 99.5 Greene Street. These buildings include the iconic Iron Monkey Tavern and restaurant, located at 97 Greene Street, on 3 floors, not including a roof top bar. The adjacent connecting property is 99 Greene Street and includes a vacant retail space at the ground floor level, and two floors of office space, that are used by the Iron Monkey Tavern. And finally, 99.5 Greene Street, comprised of a vacant retail space and two (2) floors of office space. (This property includes a shared entrance way and easement with 101 Greene Street.) The building contains a total of 8,600+/- gross square feet.

The properties are located on tax block 14302, lots 6, 7, 8.

The sale of the “Iron Monkey Properties” offers an extraordinary “value add” opportunity in one of the Gold Coast strongest “live, work, play” neighborhoods. As Jersey City continues to evolve into a 24/7, live, work and play community, the Iron Monkey properties will play a key role in that process.



ZONING

The “Iron Monkey properties” are located in the Paulus Hook Historic District, one of Jersey City’s three (3) historic districts.

As per the City of Jersey City’s Website:

“Any development, construction, alteration, rehabilitation or repair of any sign, building or property within the four designated Historic Districts of the City or a landmark building, requires the owner of the property to first secure a Certificate of No Effect (CoNE) or a Certificate of Appropriateness (CoA) from the Jersey City Historic Preservation Commission (HPC), before work commences whether or not a construction permit is required. Most work is reviewed by the staff of the Historic Preservation Commission and may be approved under a Certificate of No Effect with any necessary conditions. Generally, work that is approved by staff under a Certificate of No Effect consists of rehabilitation, restoration, maintenance and repairs. Applications for interior work which requires a permit from the office of the Zoning Officer or the Construction Code Official but has been determined to have no adverse effect on a landmark building is also issued a Certificate of No Effect.”

It is strongly recommended that potential buyers meet with the City of Jersey City preservation staff to determine the zoning, renovation standards and other development concerns for the properties. Neither GRID Real Estate or the seller make any recommendations as to current, future, or “as of right” zoning. Buyers must perform their own due diligence on this matter.

MCINTYRE FILE NO. HR 25.533
PROPERTY IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

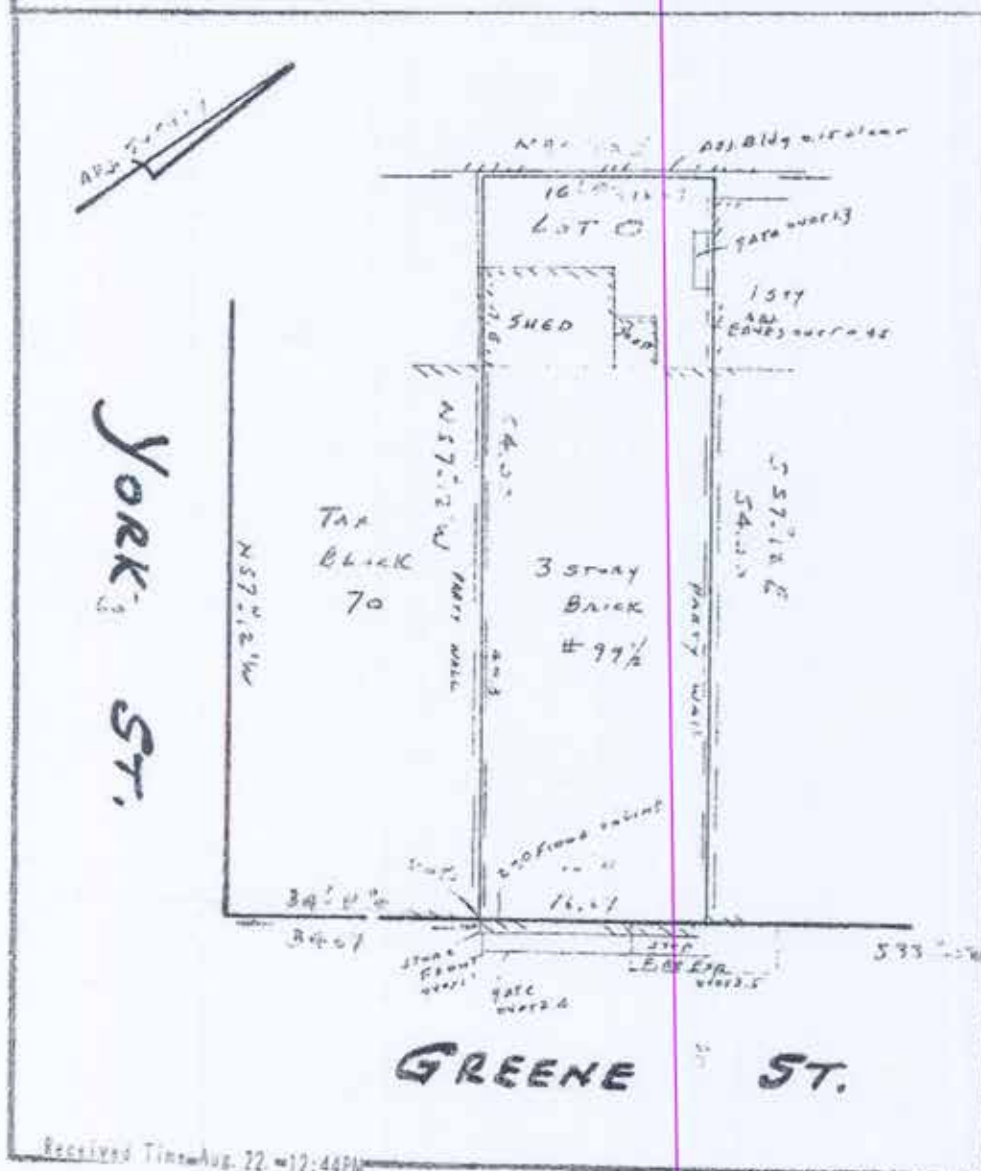
Location survey of dwelling on Lot 0 in Block 70 as shown on the Tax Map of the City of Jersey City, Hudson County, New Jersey.

Certified to STEPHEN MCINTYRE, HUDSON REALTY ABSTRACT CO., FIDELITY NATIONAL TITLE INSURANCE COMPANY, JAMES F. RYAN, JR., ATTORNEY

Scale: 1" = 20 feet



Steven L. Koestner
STEVEN L. KOESTNER, P.E. & L.S. LIC. #27901
KOESTNER ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
HACKENSACK, N.J. 07602
August 21, 2006
CORNER MARKINGS NOT REQUESTED



99 GREEN STREET REALTY CORP. #HR9654

PROPERTY IN THE CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY.

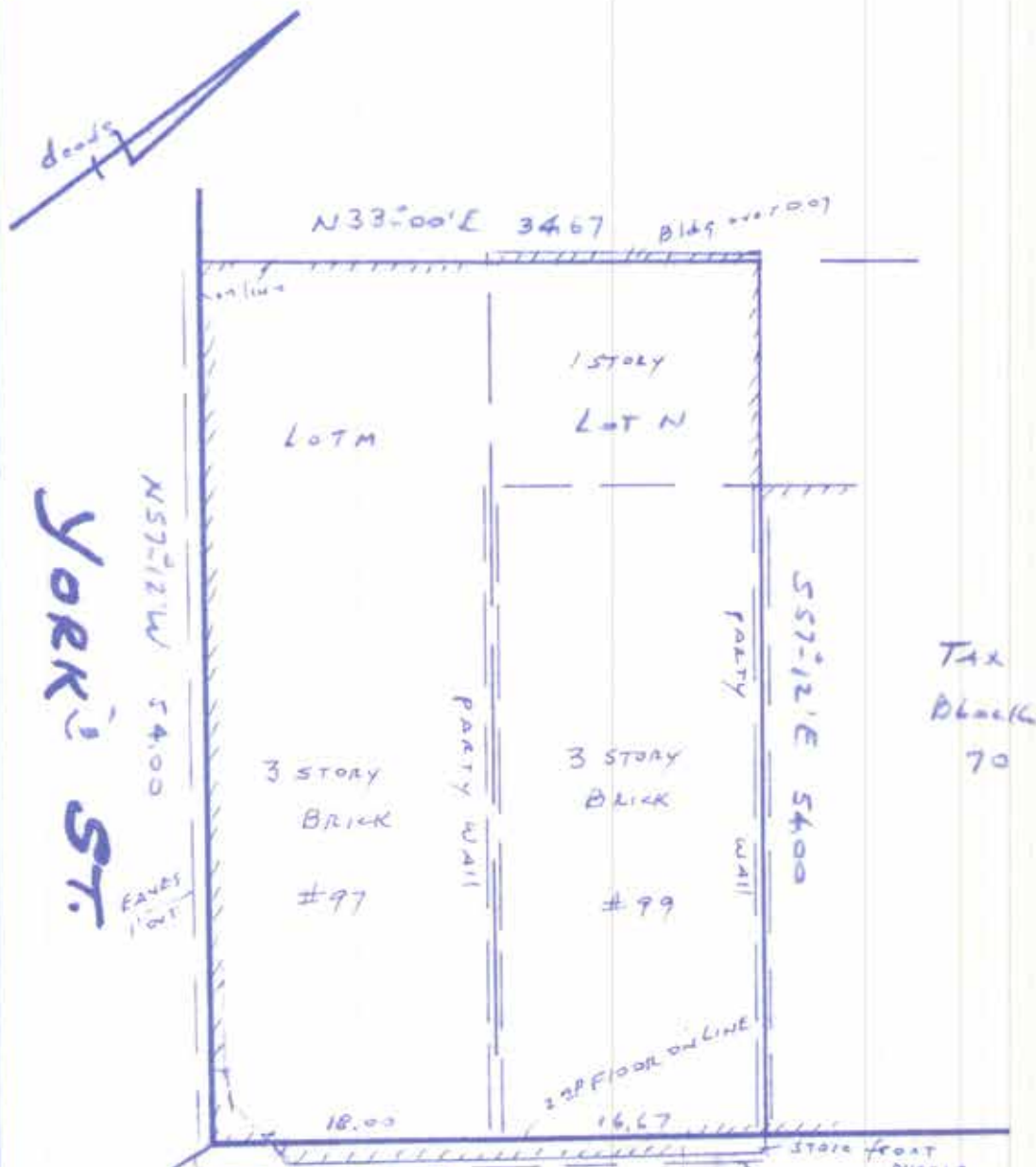
Location survey of buildings on Lots M & N in Block 70 on the Tax Map of the City of Jersey City, Hudson County, New Jersey.

Certified to 99 GREEN STREET REALTY CORP.; PENN FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, HUDSON REALTY ABSTRACT CO. and JAMES F. RYAN, JR., ATTORNEY, to be correct.

Scale: 1" = 10 feet.

[Signature]
F. WILLIAM KOESTNER, JR. P.E. & L.S.
License No. 8698

PRESIDENT - KOESTNER ASSOCIATES
Professional Engineers & Surveyors
Hackensack, N.J. October 6, 2000
CORNER MARKINGS NOT REQUESTED.



OVERVIEW

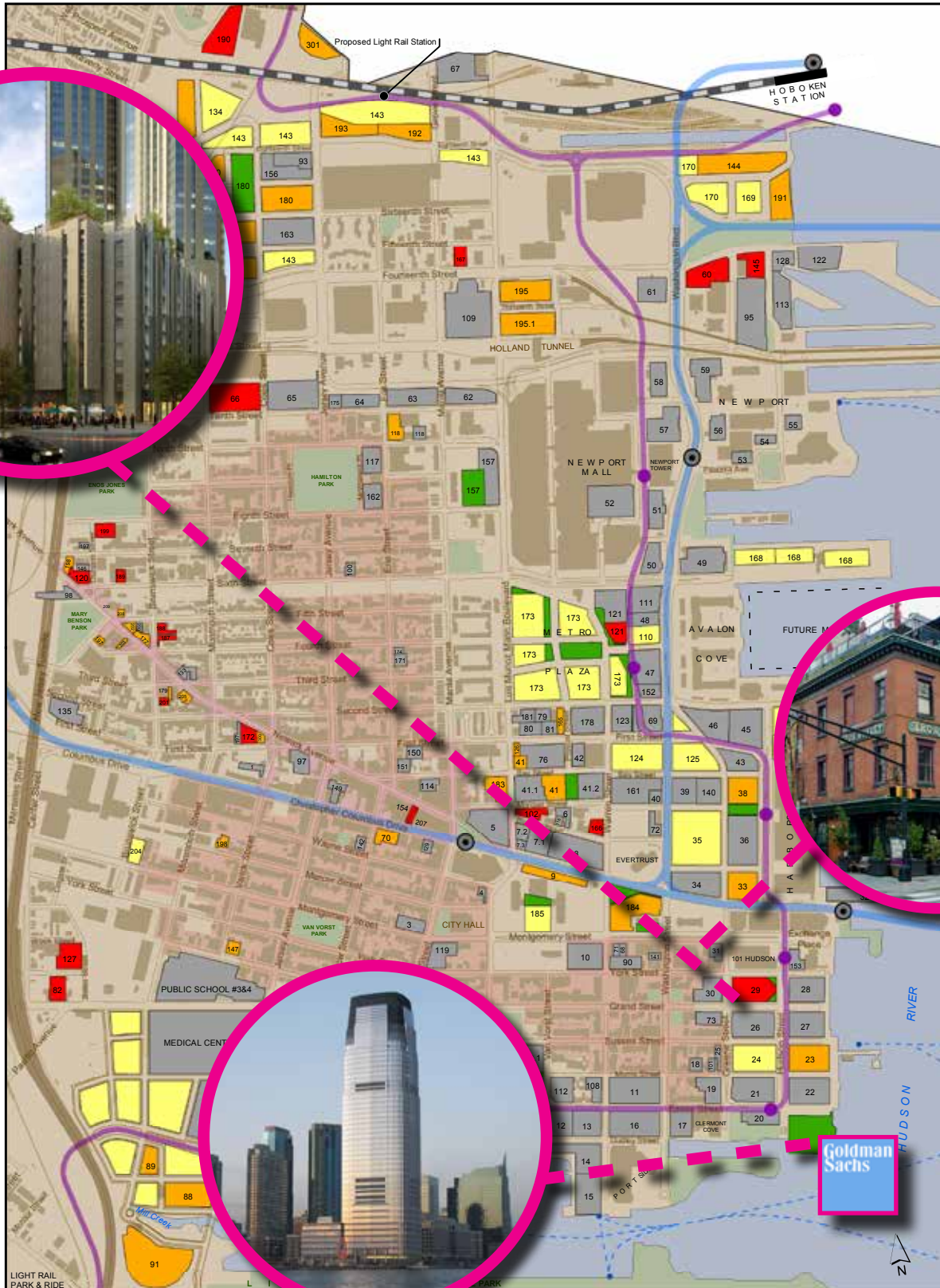


CITY OF JERSEY CITY DOWNTOWN DEVELOPMENT MAP

JANUARY 30, 2019



DISCLAIMER: All data and information contained on this map is intended for general reference only and is subject to change and may contain inaccuracies. This map does not depict city policy on development issues nor does this map represent proposed zoning changes or project feasibility. The projects in yellow and marked as proposed are speculative and represent a best guess as to projects that might make applications within the next few years.



- DEVELOPMENT PROJECTS
- 1 PROPOSED DEVELOPMENT
 - 2 APPROVED DEVELOPMENT
 - 3 UNDER CONSTRUCTION
 - 4 COMPLETED DEVELOPMENT
 - RECREATION / PARK

- HISTORIC DISTRICT
- RESTAURANT ROW
- EXISTING PARKS

- LIGHT RAIL
- NJ TRANSIT
- FERRIES TO NYC

1 inch = 700 feet

11X17 Page

0 350 700 1,400 Feet

0 0.5 1 Miles

OVERVIEW

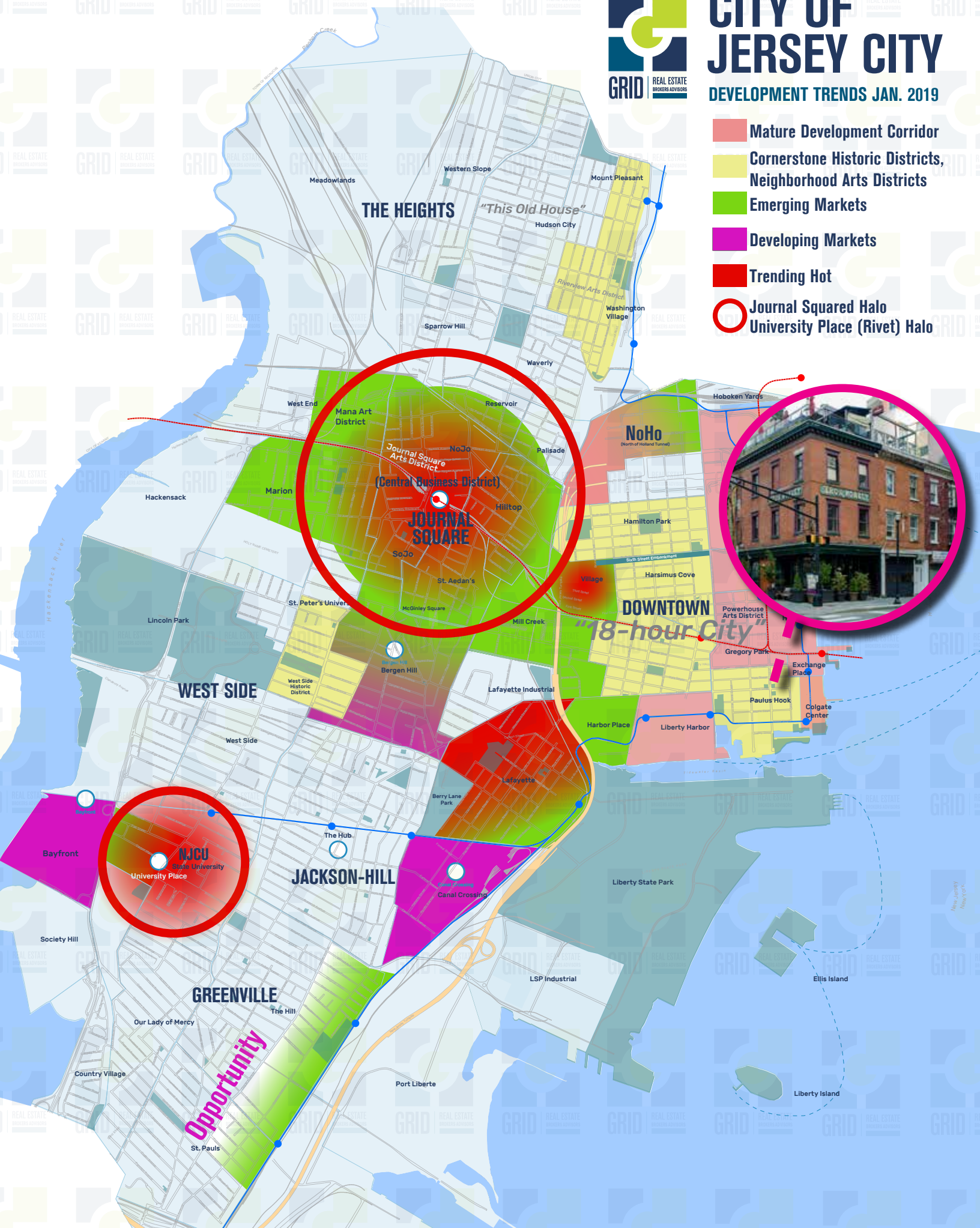
	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING	SITE	PROJECT NAME (STORIES)	UNITS	OFFICE	RETAIL	PARKING
DEVELOPMENT PROPOSALS														SUMMARY:				
24	55 HUDSON (95)		903,000	17,500	684	147	BRIGHT AND VARICK	87	0	0	0				7,642	1,765,300	154,165	6,287
35	EVERTRUST II	0	555,000	90,000		168	6TH STREET PIER	818	297,300	10,000	910							
104	HARBORSIDE PLAZA 8					169	NEWPORT PARCEL 4	692	0	30,000	400							
105	HARBORSIDE PLAZA 9					170	NEWPORT PARCEL 5	592	0	0	240							
110	455 WASHINGTON BLVD.	119	0	6,665	203	173	HARSIMUS COVE STATION WEST	4,617			3,700							
124	111 FIRST STREET	500				185	PROPOSED DEVELOPMENT											
125	POWERHOUSE BUILDING					196	78 MONTGOMERY	40										
134	CITY CHEMICAL SITE	140	0	0	150	209	338 NEWARK AVE.	37	0	0	0	0						
APPROVED DEVELOPMENT PROJECTS														SUMMARY:				
9	270 MARIN BLVD	420	0	40,452		137	MORRIS BLVD, LHN 60.15	359	0	11,865	136	195	580 MARIN BLVD.	367	25,000	95,000	200	
23	50 HUDSON ST.	0	731,086	20,000	1,473	138	MORRIS BLVD, LHN 60.17	255	0	18,250	135	195	580 MARIN BLVD.	383	25,000	95,000	200	
33	HARBORSIDE PLAZA 4	0	1,057,300	9,700	618	143	JERSEY AVE PARK	2,327				197	202 MERSELES (5)	16	0	0	16	
38	200 GREENE ST II / PLAZA 6	501	0			144	700 WASHINGTON BLVD (40)	790	0	15,000	876	198	400 NEWARK AVE. (7)	25	0	0	15	
41	PROVOST SQUARE	268	0	13,172	380	145	2 SHORE LANE (8)	71	0	15,603	65	200	375 FIFTH ST (5)	12	0	0	0	
70	143 CC DR / 72 WAYNE ST	58	0	5,909	45	159	REGENT STREET MIDRISE	131	0	0	29	203	333 NEWARK AVE (4)	18	0	3,028	0	
84	LIBERTY HARBOR NORTH	162	0	0	160	160	155 MARIN BLVD - MARRIOTT HOTEL	276	0	15,000	0	205	285 NEWARK AVE (6)	22	0	0	0	
85	LIBERTY HARBOR NORTH	16	0	0	16	165	144 FIRST STREET (11)	84	0	0	0	206	286 NEWARK AVE (6)	18	0	0	4	
87	THE PARK AVENUE	395	0	44,764	144	177	318-328 NEWARK AVENUE (7)	50		4,895	3	208	386 5TH STREET (5)	18	0	0	0	
88	33-39 AETNA ST	189	0	17,620	285	179	351 THIRD ST (4)	12	0	796	0	300	233 NEWARK AVE.	16	0	1,702	4	
89	36-50 AETNA ST	107	0	3,940	195	180	296-298 COLES ST (11 & 18)	928	0	23,950	309	301	2 HOBOKEN AVENUE (13)	161	0	3,793	147	
91	THE VIEW / MILL CREEK LN	575	0	9,736	988	183	331 MARIN BOULEVARD	448	0	6,470	116							
107	155 MARIN BLVD (PHASE 2)	452	0	9,037	0	184	25 CHRISTOPHER COLUMBUS DRIVE	750	0	18,485	416							
118	ST FRANCIS REDEVELOPMENT					191	700 WASHINGTON BLVD.	338	0	16,490	0							
126	364 MARIN BLVD	28	0			192	659 GROVE ST.	139	0	12,527	116							
132	110 HOBOKEN AVE / VAN LEER	240	0	0	131	193	854 JERSEY AVENUE	119	0	14,013	90							
136	MORRIS BLVD, LHN 60.19	259	0	16,600	707	194	EMERSON DISTRICT											
PROJECTS UNDER CONSTRUCTION														SUMMARY:				
29	99 HUDSON ST. (79)	781	0	15,666	609	127	100 COLDEN STREET	128	0	28,650	168	189	366 SIXTH STREET	20	0	0	20	
60	75 PARK LANE SOUTH	359	0	7,248	0	131	137-139 HOBOKEN AVE / VAN LEER	260	0	3,122	370	190	39 NEW YORK AVENUE (5)	154	0	68		
86	310 TENTH ST	163	0	0	132	154	143 NEWARK AVE	17	0	8,341	0	199	387-389 8TH ST & 34-40 DIVISION ST (8)	75	0	3,351	82	
82	452-460 GRAND ST	41	0	2,324	41	158	GRAND AND GROVE	549	0	6,380	347	201	124-128 BRUNSWICK ST (5)	19	0	312	13	
99	364 NINTH ST. PHASE 3 (8)	79	0	24,000	245	166	321-331 WARREN ST (18)	180	0	16,400	18	202	332 NEWARK AVE (7)	45	0	530	12	
102	MORGAN POINT HOTEL	184	0	3,300	0	167	182-184 14TH STREET - HOTEL	87	0	0	30	207	141 NEWARK AVE (7)	10				
106	LIBERTY HARBOR NORTH					172	239-249 NEWARK AVE.	54	0	4,144	13							
120	380 NEWARK AVENUE (7)	45	0	4,318	20	187	364.5 FOURTH STREET	16	0	480								
121	430 MARIN BLVD (35) PHASE 2	432	0	8,394	182	188	160 BRUNSWICK STREET	16	0	0	9							
RECENTLY COMPLETED DEVELOPMENT PROJECTS														SUMMARY:				
1	9 COLES ST (2)	11	0	0		51	499 WASHINGTON BLVD (14)	0	547,795	12,000	750	109	HOME DEPOT / 180 12TH ST (3)	0	0	105,121	420	
2	BRIGHT/GHARD TOWNHOUSES (4)	10	0	0	10	52	MACY'S (3)	0	0	237,000	0	111	MONACO I & II / 465-475 WASHINGTON BLVD (50)	524	0	6,105	378	
3	MAJESTIC THEATRE (6)	48	9,910	5,133	31	53	100 TOWN SQ PL / NOC VII (14)	0	71,273	0	877	112	198 VAN VORST STREET (7)	131	0	4,426	181	
4	NEW TOWN HOUSES (4)	8	0	0	4	54	25 RIVER DRIVE (29)	336	44,575	17,504	240	113	THE AQUABLU / 110 RIVER DR (31)	367	0	13,348	0	
5	GROVE POINTE (29)	525	0	16,480	597	55	20 RIVER CT (36)	409	0	4,239	269	114	213-215 BAY STREET CONDOS	38	0	0	40	
6	143-151 MORGAN ST (11)	40	0	0	40	56	MARRIOTT COURTYARD (10)	189	0	0	79	115	2 SECOND STREET (42)	269	0	6,000	275	
7	70 COLUMBUS PHASE II	545	0	12,267	316	57	545 WASH. BLVD / NOC IV (21)	0	858,135	11,318	653	116	154-158 STEUBEN STREET / IVY HOUSE (7)	18	0	0	7	
7	80 COLUMBUS / HOTEL	250	0	0	0	58	575 WASH. BLVD / NOC V (21)	0	704,510	15,584	723	117	25 MCWILLIAMS PL / HAMILTON SQ (11)	127	0	55,000	35	
7	80 COLUMBUS	634	0	0	0	59	570 WASH. BLVD / NOC VI (12)	0	293,430	16,637	207	118	210 8TH STREET / SILVERMAN (5)	25	3,025	0	0	
8	303 WARREN ST/ PHASE I (36)	306	0	27,300	804	61	MODELLS/STAPLES (1)	0	0	40,946	183	119	272 GROVE STREET	99	15,000	15,000	48	
10	255 WARREN ST (22)	220	0	18,438	328	62	180 TENTH ST / ROOSEVELT (7)	128	0	4,507	9	121	430 MARIN BLVD (35)	853	0	26,593	1,590	
11/116	LEGACY AT LIBERTY PARK (4)	324	0	0	359	63	204 TENTH ST / LINCOLN (6)	153	0	0	134	122	ELLIPSE 1-25 14TH STREET (41)	376	0	0	271	
12	FULTON'S LANDING (7)	105	0	0	72	64	234 TENTH ST - SCHOEDER LOFTS (5)	58	0	3,400	65	123	110 FIRST STREET	345	0	12,000	345	
13	K. HOVNANIAN AT P. HOOK (4)	71	0	1,250	80	65	270 TENTH ST	163	0	0	132	128	145 14TH STREET - LAGUNA (17)	144	0	7,772	95	
14	HUDSON POINT (6)	181	0	0	196	67	700 GROVE (12)	230	0	0	231	129	109-113 COLUMBUS DRIVE (5)	24	0	9,483	0	
15	PIER HOUSE I (4)	180	0	5,700	233	68	95-97 MONTGOMERY ST (6)	18	0	4,508	0	133	292 NEWARK AVE (5)	48	0	7,505	30	
17	174 WASHINGTON ST (4)	65	0	1,080	67	69	ATHENA / "A" / 94 FIRST ST (33)	250	0	9,850	211	135	FIRST AND CENTER STREET (4)	54	0	0	56	
18	72-78 MORRIS STREET (3)	19	0	0	10	71	99-101 MONTGOMERY ST (7)	16	0	900	8	139	193 MARIN BLVD PHASE 2	90	0	5,000	0	
19	60 ESSEX ST (7)	70	0	0	69	72	311 WASHINGTON (14)	68	0	0	46	140	65 BAY STREET / TRUMP 2	447	0	10,600	0	
20	LIBERTY TERRACE (9)	120	0	0	120	73	61 GRAND / GRAND VIEW (4)	40	0	0	38	141	253 WASHINGTON ST (8)	20	0	3,500	0	
21	LIBERTY VIEW TOWER (37)	648	0	24,000	777	74	193 MARIN BLVD / GULLS COVE (16)	341	0	35,000	430	142	307 BARROW ST / 78 WAYNE ST (4)	12	0	0	12	
22	30 HUDSON (42)	0	1,168,281	10,000	see #23	75	LIBERTY H.N. - BLOCK 60.02 (9)	177	0	10,000	313	146	17-19 DIVISION ST	18	0	1,242	0	
25	61-63 SUSSEX & 60 MORRIS (6)	13	0	0	13	76	150 BAY STREET (9)	232	0	35,000	0	148	28 BRIGHT STREET (4)	31	1,332	0	14	
26	77 HUDSON (48)	901	0	20,178	912	77	LIBERTY HARBOR NORTH - BLOCK 60	174	0	0	220	149	JERSEY AVENUE	70	0	14,000	35	
27	70 HUDSON - HARTZ (12)	0	357,866	0	273	78	LIBERTY HARBOR NORTH - BLOCK 60	101	0	0	0	150	223-231 FIRST STREET (4)	25	0	0	14	
28	90 HUDSON - HARTZ (12)	0	371,728	0	285	79	159 SECOND STREET WALDO LOFTS	82	0	6,753	40	151	8 ERIE STREET (3)	16	0	17,500	0	
30	95 GREENE STREET - SJP (5)	0	261,184	8,146	128	80	162 FIRST ST (14)	297	0	9873	63	152	425 WASHINGTON	311	0	2,214	86	
31	MONTGOMERY GREENE (19)	113	0	3,775	123	81	148 FIRST STREET (13)	108	0	2,000	0	153	1 EXCHANGE PLACE HOTEL	250	0	16,253	0	
32	HYATT HOTEL (10)	350	0	19,000	0	83	LIBERTY HARBOR NORTH - BLOCK 60	40	0	0	10	155	325 GRAND STREET (13)	194	0	5,108	0	
34	HARBORSIDE PLAZA 4A (11)	0	170,000	25,000	1,100	86	S&K / APPLIED HOUSING (16)	347	0	6,738	253	156	C&T IRON LOFTS II / 827 JERSEY AVE (26)	232	0	26,600	311	
36	HARBORSIDE PLAZA 5 (34)	0	817,500	8,500	1,258	90	120 YORK ST (11)	139	0	6,000	104	157	UNICO TOWER II / KRE	400	0	20,000		



CITY OF JERSEY CITY

DEVELOPMENT TRENDS JAN. 2019

- Mature Development Corridor
- Cornerstone Historic Districts, Neighborhood Arts Districts
- Emerging Markets
- Developing Markets
- Trending Hot
- Journal Squared Halo
- University Place (Rivet) Halo





MEET THE NEIGHBORHOOD

Paulus Hook, Exchange Place
Financial District & Colgate Center

MEET THE NEIGHBORS



Paulus Hook is one of the three cornerstone historic districts in downtown Jersey City that has driven the city's renaissance. Paulus Hook is a waterfront neighborhood, with waterfront views of both the Hudson River, the Tidewater basin and lower harbor. The neighborhood also borders the Exchange Place Financial District and includes lower Montgomery Street and Washington Blvd, two of the main streets for the downtown community. Although primarily residential in nature, Paulus Hook now includes the highly successful restaurant scene and the best transportation options of any of the Downtown communities.

YOU ARE KNOWN BY THE COMPANY YOU KEEP, SO MEET THE NEIGHBORS!



99 Hudson Street, the tallest building in the state, 76 stories, 781 condo units.



Goldman Sachs Building, a 1,500,000 square foot, Class A, headquarters building, second tallest building in the state, 30 Hudson Street



101 Hudson Street, Mack-Cali, 42 story, 1,250,000 square foot, class-A office tower



Liberty Innovation Center, a 340,000 square foot, Class A office building, 95 Greene Street



GREENE STREET RETAIL CORRIDOR

With the construction of 99 Hudson Street and its 17,000 square feet of retail, Greene Street continues to evolve into main retail and entertainment street in the Paulus Hook/ FIDI West/Colgate Center neighborhood. The Iron Monkey properties, are situated to play an important role in the evolution of Greene Street as the “go to” place, not just for business lunches and after work drinks, but as the retail and entertainment hub for this important group of waterfront neighborhoods.

EXCHANGE PLACE PATH TRANSPORTATION

The Exchange Place Path Transportation has steadily become one of Path’s most convenient stops on the PATH line. With a ten car platform, the commute into the Trade Center is the fastest on the line, with 5,100,100 million riders last year, up 3.8% from the previous year. The Port Authority Trans-Hudson (“PATH”) Trains are a 24-hour rapid transit system providing a vital link between Jersey City, Hoboken, Harrison, Newark and Manhattan.





JERSEY CITY, A LIVING TAPESTRY OF NATIONS

Jersey City, like most port cities, has always been an extremely diverse city. Today, it boasts one of the most diverse populations in the United States, with the city playing host to an array of ethnicities and cultures. Living up to its legacy as a “Tapestry of Nations,” the city is comprised of substantial communities of Jewish, Italian, Cuban, Filipino, Polish, Indian, Irish, Puerto Rican, Dominican, African, Arab, and Asian descent. With the historic Ellis Island within its borders, it’s not surprising that Jersey City has become renowned for its diversity, which has made the city an attractive place to live, work and play, for millennials and baby boomers alike. From the Village to Little India to Bergen Lafayette and the historic districts, to the Artists Markets and Annual Studio Tour, Jersey City represents the full range of 21st century diversity and culture we expect from our urban areas.



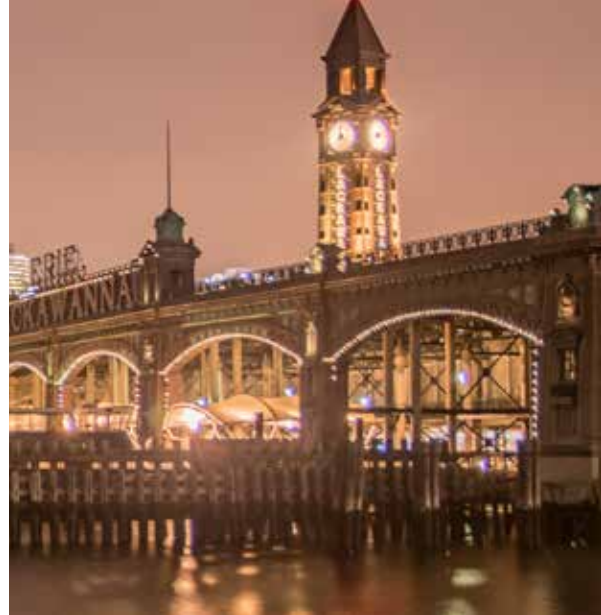
STRONG ECONOMIC GROWTH CORRIDOR – WALL STREET WEST

Jersey City has long been a center of financial services, thanks to its proximity to Wall Street. Today, the city is one of the largest banking centers in the United States, and has earned the nickname “Wall Street West” due to the presence of the Exchange Place financial district. Numerous industry-leading financial firms like Goldman Sachs, Fidelity, UBS, Citibank, Direct Edge, JP Morgan Chase Bank and Merrill Lynch now call Jersey City home.

With more than 20 million square feet of office space, Jersey City has the nation’s 12th largest downtown. The Hudson Waterfront office market consists of Jersey City, Hoboken, and Weehawken. Thanks to

the office space and excellent access to New York City, the Hudson Waterfront has grown over the last 20 years into New Jersey’s largest submarket and the state’s most important growth corridor. Since the first Class A office building opened for business in the 1980s, the Hudson Waterfront office market has experienced stunning growth, adding more Class A office inventory than any market along the East Coast, with the exception of New York City.

The Hudson Waterfront office market is larger than most of the regional CBD markets, including White Plains, Stamford, Brooklyn and Long Island City. Moreover, this explosive growth has led to explosive residential growth in the downtown neighborhoods and the city in general.



MAJOR PRIVATE SECTOR EMPLOYERS

Company	Industry	Employment
Goldman Sachs	Investment Advisory	3,782
JPMorgan Chase	Investment Advisory	2,500+
Bank of America/Merrill Lynch	Investment Advisory	2,500
Bank of Tokyo/Mitsubishi Trust	Investment Advisory	2,500+
Computershare Investor	Stock Transfer Agents	1,600
New Jersey City University	Education	1,663+
Saint Barnabus Health Care	Health Care	1,410+
John Wiley & Sons Inc. (Hoboken)	Publishing	1,500+
Insurance Services	Office Business Services	1,200
Depository Trust	Stock Transfer Agents	1,000+
Barclays Capital	Investment Advisory	1,000+

Waterfront Demographic Screenshot

Est. Median Age	33.5
Est. Average Household Size	2.04
White Collar Workers (%)	88.26%
Owner-Occupied Units	25.71%
Renter-Occupied Units	74.29%
Est. Avg. Travel Time to Work in Minutes	41
Owner Occ. Hus: Avg. Length of Residence	10.7
Renter Occ. Hus: Avg. Length of Residence	6.2
Est. Median All Owner-Occupied Housing Value	\$682,701



The main campus of Saint Peter's University (6.6 miles): Founded in 1872, the Jesuit Catholic university plays a central role in Hudson County, offering more than 50 bachelor's degree programs in addition to master's and doctoral degrees. Over the last decade, Saint Peter's has expanded to more than 3,100 students, resulting in the construction of a new six-story student center in 2013.

New Jersey City University (NJCU) (7.5 Miles): An anchor institution in Jersey City since 1930. With its main campus on the west side of Jersey City and the new 75,000 square foot Business School at Harborside Financial Center, NJCU offers 41 undergraduate degree programs and 28 master's degree programs. Master's programs offered include courses in business, education, professional security studies, criminal justice, fire safety, fine arts, music, health sciences, and nursing.

There are currently 6,700 undergraduate and 1,700 graduate students at the university.





Hudson County Community College (6.3 Miles): Founded in 1974, and with campuses in Journal Square and north Hudson, HCCC offers 57 educational programs and 15 certificate programs. Areas in which associate degrees and certificate programs are offered include allied health, business, computer sciences, culinary arts, education, engineering, liberal arts and social sciences.

Rutgers's Business School (.25 Miles): Located at Harborside Financial Center, the school has the No. 1 business administration master's program in the state. The Jersey City campus offers classes towards a Rutgers MBA or master's in human resource management, as well as a selection of professional certificate programs.

Additionally, McNair Academic High School has been dubbed the top public high school in New Jersey and 15th in the nation. The city's high number of well-regarded schools are undoubtedly preparing its youth to become leaders of tomorrow.





TRANSPORTATION

The Iron Monkey properties are centrally located at the hub of a major transportation network, providing access to all points north, south and west of New Jersey, and east to New York.



PATH: The Exchange Place PATH station is located one block east of the property, providing subway to New York City with service to downtown Manhattan, ending at 33rd Street (Penn Station) in midtown.

The WTC Transportation Hub-Oculus: The Oculus at Westfield World Trade Center will connect 11 subway lines together. This is an important hub for commuters coming from New Jersey. The PATH trains run to and from Newark, Jersey City and Hoboken all coming into this train stop.

Connection to Fulton St. Station: The Fulton Street Station subway stop is a short walk away from the Oculus

at the Westfield World Trade Center. You are able to connect to the A/C, 4/5, J/Z, 2/3, and W/R subway lines.

On the New Jersey side of the river, PATH stations are located in Hoboken, Jersey City and Newark. The PATH also connects with Amtrak's Northeast Corridor (Boston to Washington) in both Newark and Manhattan's Pennsylvania Station. It offers the convenience of 24-hour rail transportation for access to New York City's employers, cultural amenities, attractions and nightlife. The 13.9-mile system currently serves over 200,000 passengers daily and has 13 stations in New Jersey and New York.



NJ Transit Light Rail: The property is located a short walk east of the Exchange Place Light Rail Station of the Hudson-Bergen Light Rail Transit System, which runs through Jersey City. This Light Rail System is designated to be 20.6 miles long, with 33 stations ranging as far north as Bergen County and as far south as Bayonne (in Hudson County). Currently, the light rail runs from Bayonne to Jersey City through Weehawken, ending at Tonnel Avenue in North Bergen and Bergen County.

Automobile Traffic: Primary vehicular access through the neighborhood includes Montgomery Street, Christopher Columbus Drive, Washington Street, Marin Boulevard and Newark Avenue. Marin Boulevard provides quick access to Manhattan via the Holland Tunnel. The neighborhood is also conveniently located next to the NJ Turnpike Extension, the main north-south artery for the state.

NY Waterway Ferry: Service is available through NY Waterway at the Paulus Hook Ferry Terminal located a short walk from the property. New York Waterway, a privately-owned ferry service company, operates from Jersey City, Hoboken and Weehawken and provides access to various locations along the east side of Manhattan, including Midtown, Wall Street and downtown Manhattan at the World Trade Center. The Jersey City and Hoboken terminals are conveniently located adjacent to NJ Transit, light rail and PATH stations. One of the primary stations, Paulus Hook Ferry Terminal, transports passengers to Wall Street, World Financial Center, and Midtown Manhattan (39th Street).



NJ Transit: Operates five commuter train lines from the Hoboken Terminal located approximately 1.25 miles north of the property. The Hudson-Bergen Light Rail provides direct service to the Hoboken Terminal. These direct lines provide service to all points in northern New Jersey, including Newark and Morristown as well as several points in Rockland County, New York. The trains also provide direct access into New York City. The Morris & Essex, Pascack Valley, Montclair-Boonton, Bergen and Main lines all feed into Hoboken and several connect further to New York City.



New York Metropolitan Airports: The New York Metro is served by Newark Liberty International Airport (11 miles), LaGuardia Airport (14 miles), and John F. Kennedy International Airport (37 miles). This comprehensive network of airports is the largest in the United States and the second largest in the world in total flights.



Central Gold Coast Location In The Heart of New Jersey's Growth Corridor, Near Transportation, Employers, Shopping and Entertainment

The "Iron Monkey Properties" are situated offers its residents and businesses exceptional access to employment and entertainment, owing to its close proximity to the downtown's vibrant waterfront office market, including the offices of Goldman Sachs, JPMorgan Chase, Forbes, Tory Burch, Deutsche Bank, Morgan Stanley and Citigroup.

Access to local shopping and entertainment is also extremely convenient as a wide variety of retail boutiques and national stores are close by. The 1,200,000-square foot Simon's Newport Center Mall, which serves over 14 million shoppers a year, is a short walk from the property. Newport Mall is anchored by Macy's, JC Penney, Kohl's and Sears and features over 130 specialty shops, including national and local tenants.



In addition, Metro Plaza Power Center, home to a ShopRite supermarket, BJ's Wholesale Club and a Bed, Bath & Beyond, are a short walk from the property.



Washington Street in Hoboken (1.25 Mile): Considered one of the best Main Streets in the country, Washington Street boasts over 200 restaurants, bars and coffee shops, with downtown Hoboken providing an attractive destination for residents to dine, shop and enjoy nightlife.



A SHORT WALK OR BIKE RIDE TO THE POWERHOUSE ARTS DISTRICT AND LIBERTY STATE PARK!

The “Iron Monkey Properties” are a short walk to the Powerhouse Arts District, called the PAD by locals, a neighborhood full of historic warehouses that has long been seen as Jersey City’s answer to Brooklyn’s DUMBO. The local arts community started in the PAD, but has since spread out throughout downtown and the city. The PAD is rapidly becoming a vibrant neighborhood of arts and entertainment. Toll Brothers completed the second of three mixed-use buildings in Provost Square. Once completed, Provost Square will house the Little Powerhouse Performing Arts Center, a 500+ seat theater, with accompanying retail, galleries and performing arts venues. The Historic Powerhouse is poised to be reborn as an 180,000-square-foot retail entertainment complex by the award-winning Cortish Companies out of Baltimore.

The PAD, with its cobblestone streets, theater, quaint cafés, restaurants, art galleries and industrial chic lifestyle, is leading the way in creating a living environment very similar to Manhattan’s Meatpacking and SoHo neighborhoods.

Liberty State Park (1 Mile): The most visited state park in New Jersey. The 1,200-acre park is a popular venue for jogging, bike riding and dramatic views of the New York City skyline, the Statue of Liberty and Ellis Island. Liberty State Park continues to be a major draw for the entire country, attracting four million people a year. The two-mile promenade Liberty Walk links the picnic area, interpretive center and the historic terminal building while offering visitors sweeping views of the Hudson River and Manhattan.

Liberty State Park in recent years has played host to a number of concerts and sporting events like “Tough Mudder.”



JERSEY CITY HIGHLIGHTS

- New Jersey's second-largest city, projected to surpass Newark to become the state's largest city in 2020.
- Voted the 2016 "Curbed Cup" winner as the neighborhood of the year, marking the first time a non-New York City neighborhood has received this urban honor.
- With more than 20 million square feet of office space, it is the nation's 12th largest downtown office market.
- Home to 17 of the 20 tallest buildings in New Jersey.
- Voted the most diverse city in the United States.
- Recently recognized as one of America's "Top Public Transportation Cities" by Forbes.
- Moody's Investors Service raised Jersey City's bond rating to A1 Stable in 2014, a rating higher than the State of New Jersey itself.
- Jersey City is undergoing a record construction boom, with 6,800 units under construction and an additional 18,000 units approved.

The Downtown Neighborhoods are Young, Affluent And Educated

INVESTMENT HIGHLIGHTS

- Extraordinary Location: “Iron Monkey Properties” are located in the absolute center of historic downtown Jersey City within one of the best multi-family markets in the country, the New Jersey Gold Coast.
- Based on its access to lower Manhattan and Wall Street, Jersey City has become an “18-hour” city and an affordable counterpart to its Global Gateway neighbor, New York City. “Iron Monkey Properties” are just minutes away from Manhattan via the Exchange Place PATH Station. In addition, the Exchange Place Light Rail Station is a short distance from the properties, providing access to neighboring Hoboken, Bayonne and North Bergen.
- Winning Demographics: Since the beginning of the Jersey City renaissance, high wage earners from Manhattan, Northern New Jersey and other parts of the country and world have fueled the relentless demand for luxury housing in Jersey City. Moreover, the new trend of “lifestyle renters” choosing to live in diverse urban neighborhoods with great access to quality transportation has also spurred the Jersey City apartment market.
- An extremely high 33% of the population in the 07302 zip code is in the 25- to 34-year-old age bracket, with the median age being 34.2. Approximately 50% of the population has income over \$100,000 annually, with the median income being \$107,500. However, despite having high income characteristics, 72% of the households in Jersey City are renters, compared to the overall United States at 35%.
- Strong Apartment Fundamentals: The Jersey City Waterfront apartment market benefits from its convenient access, irreplaceable location and strong demographics. Over the last five years, Jersey City has emerged as one of Northern New Jersey’s most heavily demanded upscale urban residential locations. Relative to the pricey multi-housing buildings in New York City and Brooklyn, Jersey City is well suited for residents looking for high quality, luxury apartment buildings in vibrant neighborhoods at more affordable rental rates.
- New York City is an undersupplied apartment market with a current vacancy rate of 2.8%. Jersey City, Hoboken and Hudson County have low vacancy rates, with the county vacancy rate presently at 6.5%.
- High wage earners from Manhattan and the waterfront office complexes, of Exchange Place and Newport have fueled the demand for luxury housing in Jersey City.
- Jersey City has developed diverse middle- to upper-income neighborhoods, like Paulus Hook, as a result of its vibrant Class A office market.
- Approximately 76% of the residents in the cornerstone Downtown neighborhoods, have a Bachelor’s degree or higher which has continued to develop the Jersey City as a desirable community to live, work and play.
- High quality, new residential developments, combined with hundreds of restaurants, bars and retail establishments have created one of New Jersey’s only “18 hour” city, attracting large numbers of professionals to call Jersey City home.
- Many of Jersey City’s residents are employed in Manhattan.
- Jersey City and the surrounding communities.
- Approximately 70% of new 2018 residents work in Manhattan and a strong percentage work in the new office developments in Jersey City.



JERSEY CITY, AN AMERICAN SUCCESS STORY

It's difficult to find a comeback story as compelling as the one Jersey City is presently writing. Long considered a "Gritty City" whose best days were behind it, Jersey City started the process of rebuilding and redefining itself in the 1970s. The rediscovery of brownstone living and the embracing of the redevelopment process refined the city into a force for community renewal. The Jersey City story has been one of preserving the past while planning and building the future.

With this two-prong approach, the city has experienced the development of thousands of new residential units over the past two decades and created an important tristate economic growth corridor.

With dozens of major development projects either under construction or slated to soon begin, Jersey City is experiencing record growth. The city currently has over 6,800 residential units under construction and an additional 18,000 approved. These development projects range from soaring new towers, like the Columbus Towers and URBY building that are changing the city's skyline, to the revitalization and redevelopment of old buildings like Telco Lofts and Mill Creek's Modera Lofts into luxury residential and mixed-use communities.

Jersey City has transformed into a much coveted "18-hour city," where walk-to-work housing is becoming increasingly common, and shops, restaurants, and entertainment venues are staying open later into the night, helping the city become a magnet for millennials and a large creative population. Jersey City has for years invested in downtown housing and neighborhoods, adding thousands of units, putting the city in a strong position to attract millennials and



ROBERT P. ANTONICELLO

Principal and Founder
Jersey City, New Jersey

Robert P. Antonicello is a broker/advisor specializing in urban and suburban redevelopment projects, including brokerage, acquisition, entitlement, consulting and development. He has 35 years of diverse experience in local government and the private sector, with a focus on redevelopment, entitlement, economic development, and public-private partnerships. He has served in various leadership positions in local government, ranging from Director of Neighborhood Planning to his eight years as Executive Director for the Jersey City Redevelopment Agency (JCRA).

As Executive Director for JCRA, New Jersey's largest and oldest municipal redevelopment agency, Mr. Antonicello was responsible for many high-profile projects in Jersey City's redevelopment, including the Powerhouse Project, the Journal Square Vision Plan and its successful green workforce-housing program. Mr. Antonicello's broad area of expertise includes project facilitation, project entitlement, site assemblage, environmental remediation and developer selection. Mr. Antonicello has earned a reputation as a "bridge" between the local government and private development community.

His vast and diverse background includes 25 years as owner/manager of a successful commercial real estate firm, responsible for the sale of many landmark building and large development sites in Jersey City and Hoboken. Early in his career, he served both as a City Planner and Executive Director of Neighborhood Housing Services for the City of Jersey City. In December 2008, he was named Public Official of the Year by the Urban Land Institute of Northern New Jersey.

Mr. Antonicello is a full member of the Urban Land Institute and a former North Jersey District Council Chairperson. He now serves as the Governance Chair for the ULI District Council.

Mr. Antonicello has a BA in Urban Affairs from Rutgers University and a Masters of Real Estate Development from New York University.



BOBBY ANTONICELLO JR

Broker
Jersey City, New Jersey

Robert Antonicello Jr. is a junior broker at Grid Real Estate LLC. Robert is responsible for updating the firm's proprietary listings database and assisting the New Jersey brokers on their landlord and tenant representation projects.

Prior to joining the firm, Robert was a junior broker at CBRE's New Jersey office and a specialty leasing representative at the Palisades Center Mall with Pyramid Management Group. At CBRE, he was responsible for canvassing and marketing multiple malls and power center properties in New York and Massachusetts. He managed all property inquiries and activity while compiling the prospective client database. Robert also conducted property visits with prospective clients and attended marketing events to establish new relationships and promote properties within the industry.

After earning a Bachelor of Arts Degree in global communication from the Ramapo College of New Jersey, Robert interned with the Jersey City Redevelopment Agency and City Hall. He is in the process of becoming certified in capital markets and finance from NYU Schack Institute of Real Estate.

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He is a member of the International Council of Shopping Centers in New Jersey and the Urban Land Institute.

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