



US Luxury Residences and Hotel Fort Lee NJ

INVESTMENT PROJECT

"Indulge in the Ultimate - Your Home, Your Hotel."

Introduction to the Project



Market Opportunity

Excellent Location

The proposed project plans to create an 18 Story 201 Unit Luxury Residential Tower and Luxury Hotel inside Hudson Lights to meet growing housing and hospitality needs of Fort Lee. It will offer modern, sustainable, and high-end living and accommodation spaces, catering to a wide range of residents and visitors, including young professionals, families, retirees, and business travelers.

Project Overview

Fort Lee NJ US Luxury Residences and Luxury Hotel

📍 Fort Lee , New Jersey

Project Type: High-End Multi-Family Residences and Hotel

Number of Units: **201** Units

Number of Hotel Rooms: **175** Keys

Project Size: **765,083** SQ FT

Project Scope

High-end Rental Market

Low vacancy rates and a consistent upward trend in upscale rental prices, the rental and hospitality market in The City of Fort Lee demonstrates strong potential for continued growth and profitable investment opportunities.

Average yearly appreciation **8-10%**

Average yearly rental increase **4-5%**



Key Highlights

The project entails the construction of 18-story luxury residential tower and a luxury hotel situated in the heart of Fort Lee's sought after Hudson Lights , offering luxury residentials, high end retail, and upscale hospitality and dining spaces. Immediate access to Manhattan via George Washington bridge.

Positive Demographic Trends

The median household income in Fort Lee has risen from \$112,456 to \$125,059 between 2023 and 2024, indicating economic growth and wealth is making Fort Lee one of the most sought after high income community.

Hudson Lights Amenities

Hudson Lights in Fort Lee offers luxury amenities, including an outdoor pool, fitness center, resident lounge, outdoor terrace, pet-friendly spaces, in-unit laundry, walk-in closets, and stunning Manhattan views.

Economic Impact

Hudson Lights has driven Fort Lee's economic growth, urban revitalization, job creation, increased property values, and enhanced tax revenue, transforming downtown with luxury apartments, mixed-use spaces, and municipal contributions.

Project in Numbers



Project Size

- **Number of Units: 201** Units
- **Hotel Units: 175** Keys
- **Project Size: 765,083** SQ FT
- **Automated Parking:**
159,063 SQ FT – **366** Lots

Project Details

- **Total Units: 201**
 - 1+1: **88** units
 - 2+1: **104** units
 - 3+2: **9** units

Retail Store Fronts

- **40459** SQ FT

Investment Details

- **One Share: \$100**
- **Share Dividends:**
 - 1 Year: 5%
 - 2 Years: 5.5%
 - 3 Years: 6%
 - 4 Years: 6.5%
 - 5 Years: 7%

Real Estate Ownership Opportunities

- **1+1 : 5500 Shares – (\$550,000)**
- **2+1 : 6500 Shares – (\$650,000)**
- **3+2 : 7750 Shares – (\$775,000)**

Estimated Increase

- Property Value Increase: **8–10%** annually

Average Monthly Rental Income

- **1+1:** \$3800
- **2+1:** \$4750
- **3+2:** \$7250

Hotel & Retail Monthly Rental Income

- \$1218579

Automated Parking Monthly

- \$73200

Annual Rental Income Increase

- Estimated Increase: **4–5%**

Investment Returns Over Time

- **5 Years:**
 - **Annual Return:** 5–7%
 - **Total Return:** 25–35%

Profit Distribution: 25–35% annual profit distributed at the end of 5 years + 3 years of rental income

LOCATION OVERVIEW

- Fort Lee Luxury Residences and Luxury Hotel is situated in the city's most sought after location The Hudson Lights, A modern mixed-use development with shopping, dining, and entertainment.



The American Dream Mall is positioned as a one-stop destination blending shopping, dining, entertainment, and family-friendly attractions. Spanning over 3 million square feet, it is home to the largest indoor water park and largest indoor theme park in the U.S located just a 15-minute drive from the residence and the hotel.



- Fort Lee is just across the George Washington Bridge from Manhattan, making it ideal for those working or seeking entertainment in NYC.
- Offers stunning views of the Hudson River and Manhattan skyline



Columbia University is one of the most prestigious Ivy League institutions in the United States, located in New York City just across the bridge.

Fordham University is a private university known for its rigorous academics just 15 minutes off the bridge.



Just a 10-minute bridge cross to Manhattan which is the largest city in the United States and a global hub for culture, finance, art, and innovation.

Newark International Airport (EWR) is a global connecting hub about 40 minutes away from the residence and the hotel.