



# Newark NJ US Residential Towers

INVESTMENT PROJECT

**"From Owning to Earning—Unlock The Power of Real Estate!"**

# Introduction to the Project



## Market Opportunity

### Prime Location

The proposed project aims to develop a high-end multi-family apartment complex to address increasing housing demands in the area. The development offers modern, affordable, and sustainable housing for a diverse demographic, including young professionals, families, and retirees.

## Project Overview

### Newark NJ US Residential Towers

 Newark, New Jersey

Project Type: High-End Multi-Family

Residences Development

Number of Units: **2438** Units

Project Size: **3,056,945** Sq Ft

## Project Scope

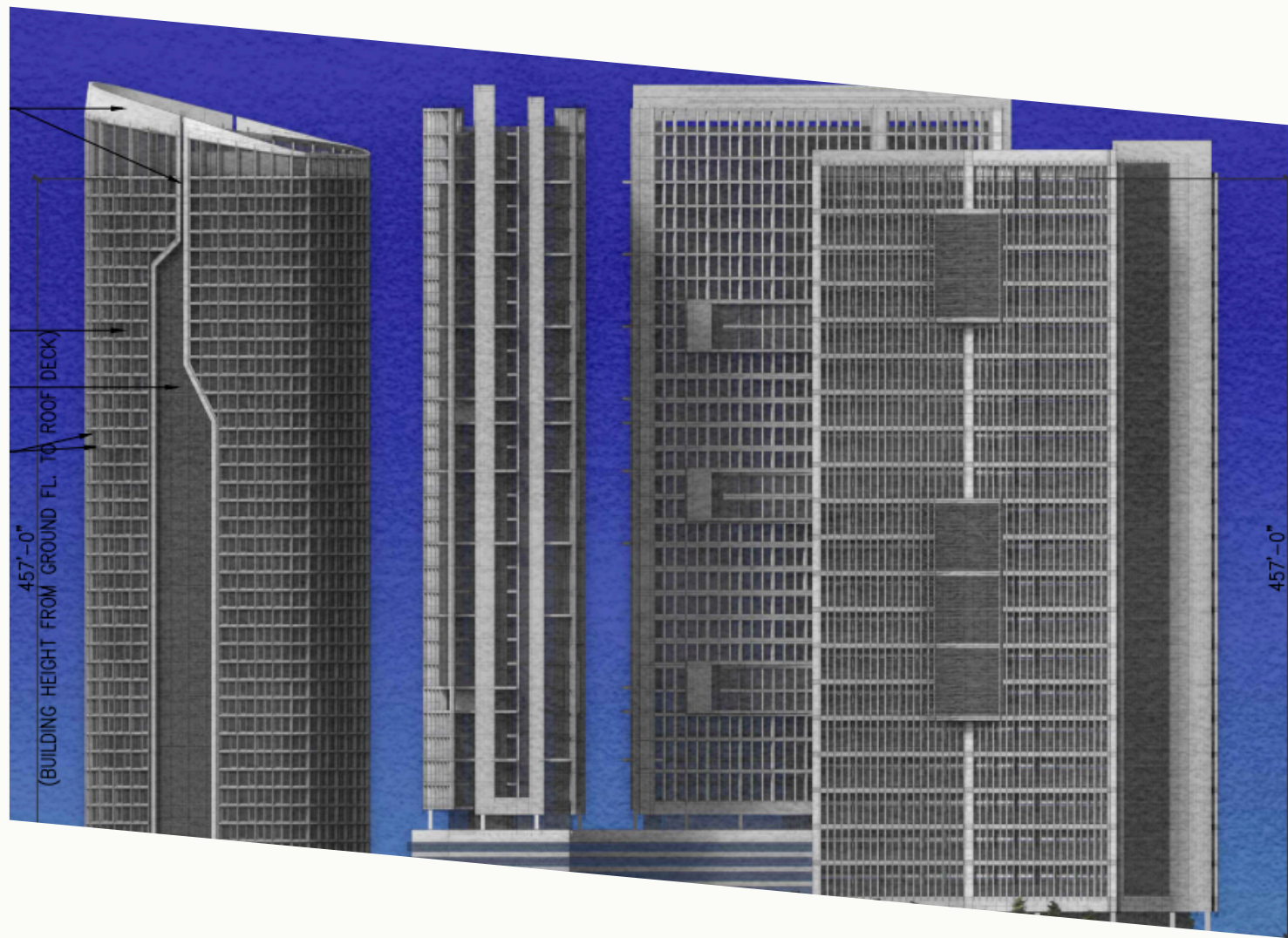
### Strong Rental Market

Low vacancy rates and a consistent upward trend in rental prices, the rental market in Newark demonstrates significant potential for sustained growth and investment returns.

Average yearly appreciation **7-10%**

Average yearly rental increase **3-5%**





# Key Highlights

**Multi-Family Residential Design:** The project entails the construction of four 40-story residential towers and comprehensive renovation and adaptive reuse of the existing structure, with the addition of residential floors and amenities. This bold development will create a vibrant, sustainable urban living environment.

## Sustainability Initiatives

- **Sustainability Initiatives:** The project incorporates green roofs, energy-efficient systems, and modern architectural designs to promote environmental sustainability.

## Community Amenities

Residents will benefit from thoughtfully integrated amenities such as fitness centers, communal spaces, and automated parking systems, enhancing the quality of life.

## Economic Impact

The development is poised to generate local job opportunities during construction and ongoing economic activity post-completion.



## Project Size

- **Number of Units: 2,438** Units
- **Project Size: 3,056,945** SQ FT
- **Retail & Office Space:**  
**213354** SQ FT
- **Automated Parking:**  
**346753** SQ FT - **1037** Lots

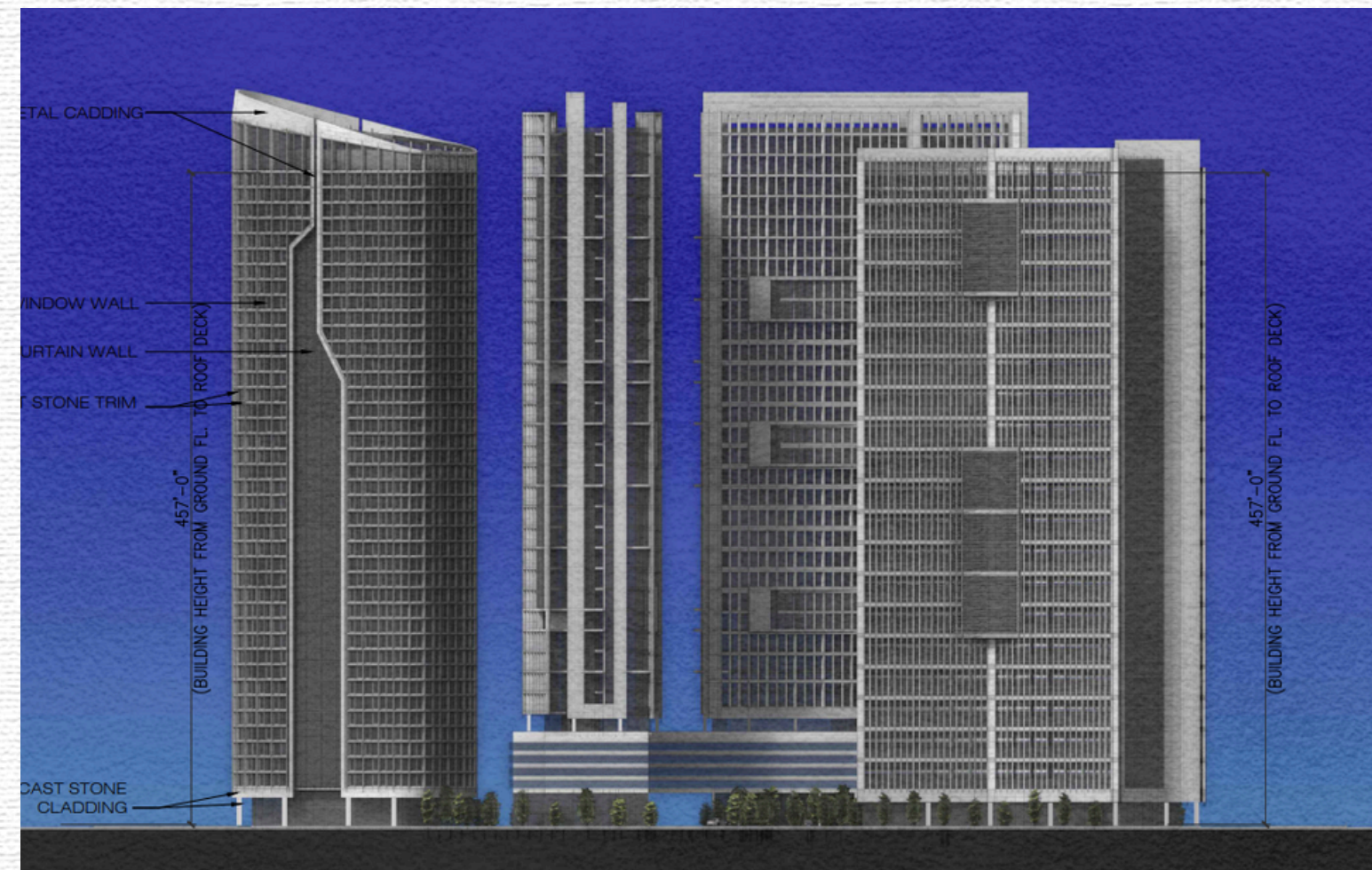
## Residential Project Details

- **Total Units: 2,438**
  - Studio: **588** units
  - 1+1: **976** units
  - 2+1: **874** units

## Investment Details

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

# Project in Numbers



## Estimated Increase

- Property Value Increase: **7-10%** annually

## Average Monthly Rental Income

- **Studio: \$2025**
- **1+1: \$2450**
- **2+1: \$3000**

## Retail & Office Monthly Rental Income

- **\$515605**

## Automated Parking Monthly

- **\$139995**

## Annual Rental Income Increase

- Estimated Increase: **3-5%**

## 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

## Real Estate Ownership Opportunities

- **Studio: 2350 Shares - (\$235,000)**
- **1+1 : 2950 Shares - (\$295,000)**
- **2+1 : 3950 Shares - (\$395,000)**



# LOCATION OVERVIEW

Newark Towers is situated in the city's Central Business District  
A vibrant area known for its concentration of commercial, cultural, and educational institutions.



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 towers.



- Gateway Center: A major office complex housing various businesses and offering retail spaces.
- Prudential Plaza: Home to Prudential Financials HQ, this complex is a significant business hub in Newark located minutes from the towers.



New Jersey Institute of Technology (NJIT) is a IVY league grade institution specializing in engineering, technology and architecture

Rutgers University known for its academic excellence  
Both located with in minutes from the residences.



Just a 5-minute walk to the Rail Station, The Newark Towers offer an easy access to Manhattan, with a quick 25 -minute train ride, making it a highly convenient and accessible destination. Newark Airport (EWR) is just minutes away. There's no need to rush when heading to the airport.