



US Multi-Family Residences Orange NJ

INVESTMENT PROJECT

"Own. Invest. Prosper—Real Estate made simple!"

Introduction to the Project



Market Opportunity

Excellent Location

The proposed project aims to develop a 4 over 2 concrete – 6 story residential with 3 sites totaling 1005 high-quality multi-family apartment and retail complexes to address increasing housing and commercial demands in the area. The development will provide modern, affordable, and sustainable housing for young professionals, families, and seniors.

Project Overview

Orange NJ US Multi-Family Residences

📍 Orange, New Jersey

Project Type: High-End Multi-Family Residences Development

Number of Units: **1005** Units

Project Size: **1,599,161** SQ FT

Project Scope

Strong Rental Market

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

Average yearly appreciation **8-10%**

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



Key Highlights

The project entails the construction of 3 Site 6-story residential towers and comprehensive renovation and adaptive reuse of the existing vacant structure converting the space to residential floors and amenities. This ambitious project will create a vibrant, sustainable urban living environment.

Positive Demographic Trends

The City of Orange has experienced steady population growth, driven by its appeal to a diverse and dynamic community, which continues to fuel strong demand for rental housing.

Community Amenities

Residents will benefit from thoughtfully integrated amenities such as swimming pools, fitness centers, communal spaces, park-like grounds, ice rink and automated parking systems, enhancing the quality of life.

Economic Impact

The development is expected to create local job opportunities during construction and generate ongoing economic activity after completion.

Project in Numbers

Project Size

- **Number of Units: 1005** Units
- **Commercial & Medical Space: 50156** SQ FT
- **Project Size: 1,599,161** SQ FT
- Automated Parking:
472313 SQ FT – **1246** Lots

Project Details

- **Total Units: 1005**
 - Studio: **216** units
 - 1+1: **480** units
 - 2+1: **268** units
 - 3+2: **41** units
- **Commercial Store Fronts**
- **Medical Hall**
- **Restaurant & Café & Parking**



Estimated Increase

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

Average Monthly Rental Income

- **Studio:** \$2125
- **1+1:** \$2550
- **2+1:** \$3100
- **3+2:** \$3650

Commercial & Medical Monthly Rental income

- \$150468

Automated Parking Monthly

- \$155750

Annual Rental Income Increase

- Estimated Increase: **4–5%**

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

- **Studio: 2050 Shares – (\$205,000)**
- **1+1 : 2650 Shares – (\$265,000)**
- **2+1 : 3750 Shares – (\$375,000)**
- **3+2 : 4350 Shares – (\$435,000)**

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

Orange Multi-Family Residences 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 residences.



- Downtown Orange: A commercial hub with small businesses, offices, and local commerce.
- 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 3-minute walk to the Orange Train Station, The Orange Residences offer an easy access to Manhattan, with a quick 30 -minute train ride, making it a highly convenient and accessible destination. Newark Airport (EWR) is just 15 minutes away. There's no need to rush when heading to the airport.