

2019



ACQUISITIONS
DEVELOPMENT
CONSTRUCTION
MANAGEMENT
LENDING
LEASING
MARKETING

\$4.34 BILLION

TRANSACTIONS IN 2018

\$1.3 BILLION

FINANCING IN 2018

\$122 MILLION

LOANS EXTENDED IN 2018

9 MILLION SF

CURRENTLY IN DEVELOPMENT

21,000 UNITS

ACROSS 5 STATES

2.2 MILLION SF

RETAIL

5.4 MILLION SF

OFFICE

1.5 MILLION SF

INDUSTRIAL

1108 HOTEL KEYS

HOSPITALITY



Kushner has experienced immense growth and dynamic accomplishments in 2018. With more than \$4.34 billion in transactions, we have expanded our multifamily portfolio, launched a hotel division, increased our lending platform, and grown our network of partners and lenders.

We successfully closed a \$200 million refinancing for 65 Bay Street, a 447-unit luxury tower in Jersey City, and \$500 million of financing for newly acquired multifamily units. As a result of leasing more than 95% of the 750,000 square feet at Dumbo Heights in Brooklyn, we closed a \$480 million financing with our partner RFR.

Our hospitality development and management platform is led by two executives who are well-respected in the industry. We are now operating six hotels, two of which are ground-up developments. We are excited to penetrate different markets with hotels such as Rivington in the Lower East Side of Manhattan, Princeton Marriott at Forrestal in New Jersey, and Bungalow in Long Branch, New Jersey.

Kushner continues to aspire to be the best developer, partner, operator, and lender in the industry. Our mission is to provide our tenants with productive, efficient, and state-of-the-art environments. Investment decisions are based on our successful experiences in the past, and more importantly, our vision for the future.

A handwritten signature in black ink, consisting of a stylized 'L' followed by a series of loops and a final flourish.

Laurent Morali, President



65 BAY STREET | JERSEY CITY, NEW JERSEY | 447 APARTMENTS | 17,000 SF RETAIL

In partnership with KABR Group, Kushner acquired, designed and built this 53-story luxury rental tower. 65 Bay Street is inspired by the thriving Powerhouse Arts District, and brings a new standard of luxury to the neighborhood. Unparalleled accommodations, including a penthouse observation deck overlooking the Manhattan skyline and a curated partnership with Restoration Hardware to furnish the common spaces, set 65 Bay Street apart from the robust competition in the city.





PUCK BUILDING | NEW YORK, NEW YORK | 175,600 SF OFFICE | 42,400 SF RETAIL

Over three decades ago, Kushner acquired Soho's iconic Puck Building, a Romanesque Revival mixed-use property. Originally designed by Albert Wagner, Kushner repositioned the first seven floors into a modern class "A" creative office and retail environment, with penthouse condominiums on top. Puck is leased to two best-in-class retail tenants, REI and Chef's Club. Some of the building's current office tenants include NYU, Cadre, Oscar, Axiom, and Thrive Capital.



RECREATIONAL EQUIPMENT, INC.

oscar



TIMES SQUARE RETAIL | NEW YORK, NEW YORK | 250,500 SF

In one of the largest retail transformations of 2017-2018, Kushner acquired and re-leased the block-wide retail condominium at 229 West 43rd Street. National Geographic, Gulliver's Gate, and Los Tacos are just three of the new tenants joining Bowlmor AMF, Haru Times Square, and Guitar Center in this landmark retail experience. The iconic building is seen by 100 million pedestrians every year and is connected to the NYC headquarters of Yahoo and Snapchat.





PROSPECT PLACE APARTMENTS | HACKENSACK, NEW JERSEY | 360 APARTMENTS

Located near Hackensack University Medical Center, Prospect Place is home to the city's most sought-after apartment homes. Featuring renovated interiors and views of Hackensack or the Ramapo Mountains from select homes, our one-, two-, and three-bedroom apartments offer residents an elevated living experience. Concierge services, a fitness center with cardio-theater, and a welcoming clubhouse with billiards lounge are available.





1 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 1,512 APARTMENTS | 104,000 SF RETAIL

In the heart of Jersey City's burgeoning Journal Square neighborhood, our 2 million square foot, \$800 million towers are in development. 1 Journal Square is envisioned to rise 66 stories with a podium of vibrant retail, creative office space, and cultural amenities. New transit connections, a curated sculpture garden, and a landscaped plaza at the base of the buildings will embed 1 Journal Square into the urban fabric of the neighborhood.





HOTEL ON RIVINGTON | NEW YORK, NEW YORK | 108 KEYS

This year, we acquired Hotel on Rivington, a premier destination among New York City hotels. Located in the center of the lively and historic Lower East Side, Hotel on Rivington is an urban oasis with a sleek modern design, stunning skyline views, and design by architects Grzywinski + Pons. A full interior renovation and repositioning by Dutch East Design will be completed in 2019.





QUAIL RIDGE APARTMENTS | PLAINSBORO, NEW JERSEY | 1,032 APARTMENTS

Nestled in lush, green surroundings in the heart of Plainsboro, New Jersey, are over one thousand units in our suburban multifamily portfolio. The studio, one-, and two-bedroom homes in Quail Ridge offer generous layouts and renovated interiors with updated and well-maintained finishes. The extensive grounds include a walking trail, dog park, playground, two swimming pools, tennis courts, and a gym, all just a short train ride away from New York City.





DUMBO HEIGHTS | DUMBO, BROOKLYN | 750,000 SF

This 750,000 square foot campus has become the destination for Brooklyn's top technology, creative, and e-commerce firms. Spread across four buildings in the heart of Brooklyn's Tech Triangle in Dumbo, partners Kushner, LIVWRK, and RFR converted the buildings into Class "A" creative office and retail space. Lead tenants include Etsy, WeWork, 2U, and JUMP Bikes among others, with a retail base of innovative tenants including Bluestone Lane Coffee, Shadowbox, and Mulberry & Vine.





THE HEIGHTS AT MONMOUTH | EATONTOWN, NEW JERSEY | 1,900,000 SF RETAIL | 700 APARTMENTS

Together with our partner Brookfield Properties, Kushner is undertaking a complete transformation of an existing mall into the Heights at Monmouth. By revamping the tenant mix, adding best-in-class amenities, dining destinations, a new outdoor plaza, entertainment programming, and 700 apartments, the Heights at Monmouth will become a top mixed-use destination in New Jersey.



THE HEIGHTS AT MONMOUTH

THE HEIGHTS
AT MONMOUTH

HOME FURNISHINGS

La Maza
Grille



DUTCH VILLAGE | BALTIMORE, MARYLAND | 544 APARTMENTS

Dutch Village offers one-, two-, and three-bedroom apartments and townhomes for rent close to Baltimore's arts, entertainment, and business centers. These homes are complete with fully-equipped kitchens, private entrances, and air conditioning. Recipient of the MMHA Star Award, the family friendly community is full of amenities that matter and features that inspire.





EATONTOWN CIRCLE | EATONTOWN, NEW JERSEY | 700 APARTMENTS | 25,000 SF RETAIL

In the heart of Eatontown, New Jersey, we are developing a mixed-use town square that will deliver 700 residences, restaurants, retail, office, parking, and plazas to the neighborhood. This large-scale project is designed with an emphasis on generously landscaped curb appeal, a pedestrian-scale network of walking paths, and stepped and varied architecture. Medical and educational uses will contribute to the creation of a 24/7 community.





WESTMINSTER HOTEL | LIVINGSTON, NEW JERSEY | 183 ROOMS

In the heart of Livingston, New Jersey, is the Westminster Hotel, our AAA Four Diamond luxury hotel that caters to the discerning tastes of today's travelers. Guests enjoy first-class amenities, including an indoor pool, fitness center, and renovated Westminster Club Level suites. Our renovated ballroom can accommodate events both elaborate and intimate, from wedding receptions to Fortune 500 executive conferences, with complementary meeting facilities, social event spaces, and banquet rooms available.

HOTEL WESTMINSTER





AUSTIN NICHOLS HOUSE | WILLIAMSBURG, BROOKLYN | 338 APARTMENTS

Austin Nichols House is a historic gem on the Brooklyn waterfront. Designed by Cass Gilbert in 1915, this building has been completely transformed by Morris Admji into 338 unparalleled luxury condominiums, with renovated lobbies, amenity spaces, and corridors. This project is steps away from the North 3rd Street retail corridor, aligned with stores like RRL, The Egg Shop, Café de la Esquina, and Mast Chocolate. Kushner is partnered with LIVWRK and the Rockpoint Group.





AT&T HEADQUARTERS | CHICAGO, ILLINOIS | 975,000 SF

A landmark property in the Kushner portfolio, 225 Randolph is located in the heart of Chicago's West Loop. The iconic tower is home to AT&T's Midwest Regional Headquarters. At 31 stories tall, it features mid-century architecture constructed in 1967 as the home of Illinois Bell. With the West Loop of Chicago continuing to emerge as a technology leader, we envision an undertaking to reinvent and update the tower as a hub of creativity and commerce.





VILLAGE RETAIL | NEW YORK, NEW YORK | 125,000 SF

As one of the largest holders of walk-up residential units in the East Village, we focus strategically and passionately on filling our retail storefronts with contextual, qualified, and successful brands. We partner with our retail tenants to achieve success through advertising, outreach, and events production. Creative execution and agile deal-making in our retail spaces allow us to hone in on our greatest investments: our relationships with retailers.



ADVENTURE AND STEWARDSHIP

EDUCATE AND OUTDOOR



MORNINGSIDE PARK TOWNHOMES | MIDDLE RIVER, MARYLAND | 128 APARTMENTS

Morningside Park offers two-bedroom townhomes in a serene setting. The location allows for peaceful living in the heart of it all with easy access to I-95 and I-695. The townhomes are designed specifically for comfort with large living areas and spacious rooms, walk-in closets, washer/dryers, and Energy Star appliances throughout.





THE SHOPS AT LONG BRANCH | LONG BRANCH, NEW JERSEY | 90,000 SF RETAIL | 169 KEYS

Overlooking the Atlantic Ocean, this new retail development features top-of-the-line homes embedded in a vibrant, mixed-use community of retail, restaurants, and two new hotels. This exciting addition to the district will bring a vibrant mix of local and national retailers and restaurants to an already iconic and historic waterfront. The Lofts condominiums are being developed by our partner and premier condominium developer, Extell Development.





PRINCETON MARRIOTT AT FORRESTAL | PRINCETON, NEW JERSEY | 302 KEYS

Considered one of the preeminent conference and training centers in the region, this three-story hospitality destination is situated on an expansive and heavily wooded park-like 25 acres. The hotel is located between New York City and Philadelphia in a university market with nearly 38,000 square feet of dedicated meeting space. The hotel features a \$4.2 million guestroom renovation, and a \$10 million upgrade to meeting space, public space, building systems, and guest bathrooms.





PIER VILLAGE | LONG BRANCH, NEW JERSEY | 492 APARTMENTS | 130,000 SF RETAIL

A jewel on the New Jersey coast, Pier Village is home to luxurious residences and oceanfront retail, dining, and entertainment, making it an exciting attraction for both residents and visitors. In close collaboration with Long Branch township, we have enlivened this community with new local and national retailers, year-round events, and streetscape improvements. Pier Village will be further elevated by our plans to build out the next phase with condominiums, additional retail, and two hotels.





666 FIFTH AVENUE | NEW YORK, NEW YORK | 1,450,000 SF

Kushner owns the fee interest in a long term ground lease for the 1.45 million square foot commercial tower, which is home to Kushner headquarters. Built in 1957, the landmark building is often noted for its signature aluminum façade, prominent crown signage, and its lobby designed by Isamu Noguchi. The tower sits atop several floors of retail facing Fifth Avenue, the world's most prominent retail corridor.





DUMBO RETAIL | DUMBO, BROOKLYN | 53,000 SF

Grounding 750,000 square feet of creative and tech office space is a vibrant retail and restaurant corridor at Dumbo Heights. The campus has attracted an impressive roster of tenants, including Bluestone Lane, Shadowbox, Yoga Vida, and Mulberry & Vine. Retail curation has focused on locally-grown artisanal experiences that resonate with the office tenants and the surrounding neighborhood of creative professionals. Kushner is an active member of the Dumbo Business Improvement District.





NEW YORK CITY RESIDENTIAL | MANHATTAN + BROOKLYN | 1,960 APARTMENTS

Kushner owns some of the best walk-up apartment buildings in Manhattan and Brooklyn. The company's brand "Westminster City Living" has become a leader in the New York City apartment business, offering luxury service in a walk-up setting. Corridors and common spaces are upgraded, and apartments are renovated with stainless steel appliances, washer/dryers, and brand new fixtures. Westminster City Living has developed a reputation among residents and brokers alike for providing responsive management and customer service.





ONADA SURF CLUB | LONG BRANCH, NEW JERSEY | 102 ROOMS

This 102-room beachside hotel is directly adjacent to the existing Pier Village community. With its ideal location, the Onada Surf Club will offer guests a convenient and inspired escape from the hustle of everyday life by providing great food, fun social spaces, and comfortable lodging. The hotel will be the go-to destination to connect with family and friends in a casual setting.



ONADA SURF CLUB

ONADA SURF CLUB



THE WAVE RESORT | LONG BRANCH, NEW JERSEY | 67 ROOMS

The Wave Resort in Pier Village will offer a spectacular outdoor pool deck with a curated dining experience, corner bar with grab-and-go options, and a rooftop lounge and event space, all located directly across the street from the boardwalk and beach. This best-in-class hotel satisfies the area's shortage of luxury lodging options, and elevates the surrounding Kushner-owned mixed-use community into an all-inclusive oceanfront destination.





COMMONS AT WHITE MARSH APARTMENTS | MIDDLE RIVER, MARYLAND | 1,212 APARTMENTS

Commons at White Marsh is a robust community featuring one-, two-, and three-bedroom apartments and townhomes. Nestled within a quaint neighborhood, yet minutes from downtown Baltimore, the location is a commuter's dream. The community benefits from two on-site swimming pools, tennis court, grill and picnic area, and clubhouse.





26 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 111,000 SF

Our investment in Journal Square extends beyond ground-up development to include significant existing buildings in the neighborhood, such as 26 Journal Square. Built in 1928, this beaux-arts office tower is often considered the first skyscraper in Jersey City. It is now home to locally-based companies and retailers. This year, we upgraded the property with extensive renovations to lobbies, corridors, and common spaces, as well as additional amenity uses.



JERSEY JOURNAL



124 BAY STREET | JERSEY CITY, NEW JERSEY | 36,500 SF OFFICE | 59,500 SF RETAIL

Kushner and KABR Group acquired the iconic 124-134 Bay Street, known as Warren at Bay, in 2016. A former warehouse built in 1914, these historic buildings are located in the Powerhouse Arts District in Jersey City, just steps from the waterfront and the Grove Street PATH Station. The design vision for Warren at Bay will honor the context of the community with convenient access to Manhattan and a vibrant cultural landscape of retail, art galleries, and creative office.



SHOPS

FOOD MARKET



CHATHAM HILL APARTMENTS | CHATHAM, NEW JERSEY | 308 APARTMENTS

Set across 23 hilly acres, Chatham Hill Apartments offers an all-inclusive living experience. Our one-, two-, and three-bedroom apartments feature fully-equipped and renovated kitchens, private terraces, individual parking garages, and generous layouts. Less than an hour from Manhattan by train, Chatham Hill stands out in the market with an outdoor pool deck, tennis courts, a dog park, and a newly renovated fitness center.





30 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 741 APARTMENTS | 115,000 SF OFFICE + RETAIL

Poised to be the tallest visual point on the Jersey City skyline, 30 Journal Square will rise in the heart of one of the city's most exciting, up-and-coming neighborhoods. The tower, designed by Morris Adjmi, will bring 741 residential units, 15,000 square feet of retail space, and nearly 100,000 square feet of office space to Journal Square. At ground level, 30 Journal will incorporate the historic Jersey Journal Building façade, as well as a curated sculpture garden plaza that will integrate into the street fabric.





BUNGALOW HOTEL | LONG BRANCH, NEW JERSEY | 24 KEYS

Bungalow Hotel offers modern and luxurious self-catering accommodations with free WiFi and fully equipped kitchenettes in Long Branch. Guests can enjoy cocktails and light snacks at the unique bar and lounge area. The beachfront boardwalk is 350 feet away. The shops and restaurants at Pier Village are a 5-minute walk. The hotel is 2 miles from Monmouth University and 28.6 miles from Newark Liberty International Airport.



BUNGALOW HOTEL

PIER VILLAGE



