

KUSHNER

2026



the winter of
going before us
going direct



As we reflect on the past year, we are proud of what we have accomplished. We are also energized by the opportunities that lie ahead. 2025 was a year of both delivery and expansion, underscoring the strength of our strategy, the depth of our team, and the continued confidence of our partners.

One of the highlights of the year was the completion and delivery of The Journal, a two-tower, 1,723-unit development in Jersey City. As the largest residential community in New Jersey, it has already become a defining project for our company and a transformative anchor for Journal Square and Jersey City's skyline at large. Construction finished ahead of schedule, and more than 60% of the units were leased within just months of opening, setting new market benchmarks. With Target scheduled to open in the first quarter of 2026, the ground-floor retail will bring an additional layer of vibrancy to the neighborhood for decades to come.

Alongside this achievement, we advanced five additional ground-up developments with a robust pipeline of more than 10,000 units: we broke ground on Livana Livingston in New Jersey and Surfside Apartments in Miami, furthering our presence in two of our core markets. Earlier in the year, the successful deliveries of Livana East Hanover and Livana Fairlawn demonstrated strong demand for thoughtfully designed, high-quality multifamily communities. Looking ahead, Monmouth Square in Eatontown remains on track for its Phase I opening in 2026, anchored by a premier retail lineup including Whole Foods, Cava, Pura Vida Miami, Felice, Van Leeuwen, Arhaus, Design Within Reach, and Vuori. Additional communities, including Livana Long Branch and Livana Colts Neck, are also scheduled for delivery in 2026, further strengthening our New Jersey portfolio.

In parallel, we continued to expand our footprint through targeted acquisitions. In New Jersey, we acquired Atlantic Pointe, a 304-unit community in Atlantic Highlands, where we are executing a value-add strategy in a supply-constrained market. In Miami's Edgewater neighborhood, we completed the repositioning of the recently acquired Hamilton, a 276-unit waterfront tower, unveiling an upgraded amenity program designed to meet the evolving lifestyle expectations of today's residents. Finally, we closed out the year with the acquisition of a recently delivered 295-unit property in Norfolk, Virginia.

These development and acquisition efforts were supported by strong activity in the capital markets. Over the course of 2025, we executed more than \$2.6 billion in financing, including the \$515 million refinancing of the first phase of The Journal with Blackstone, the refinancing of The Puck Building with Corebridge and Blackstone, over \$200 million in construction loans for Surfside and Livingston, and more than \$200 million for acquisitions in our core markets. Through Kushner Capital Partners, we also pursued select lending opportunities in New York City and Florida, further reinforcing the strength and flexibility of our platform.

None of this would have been possible without the talent and dedication of our team. This year, we were proud to promote Nick Maki—who has been with Kushner for over a decade—to Head of Investment Management, and to welcome new leaders across acquisitions, asset management, and marketing. These additions position us well for the continued growth and innovation we are pursuing across our portfolio.

We are grateful to our partners, lenders, and collaborators for their trust and support. Together, we look forward to shaping the next chapter of Kushner and building on the momentum of what was a very active 2025.



Laurent Morali, Chief Executive Officer



Nicole Kushner Meyer, President

ACQUISITIONS

DEVELOPMENT

MANAGEMENT

CONSTRUCTION

LENDING

HOSPITALITY

LEASING

MARKETING

43 YEARS

PROPERTY MANAGEMENT EXPERIENCE

12 YEARS

AVERAGE EXECUTIVE TEAM TENURE

\$16 BILLION

OWNERSHIP IN ASSETS

\$880 MILLION

FINANCINGS PROVIDED

\$3.6 BILLION

TRANSACTIONS IN 2025

\$2.6 BILLION

FINANCING IN 2025

11,534 UNITS

CURRENTLY IN DEVELOPMENT

26,786 UNITS

CURRENTLY OWNED

2.2 MILLION SF

RETAIL

5.2 MILLION SF

OFFICE

14 STATES

OPERATING IN

393 HOTEL KEYS

HOSPITALITY



THE JOURNAL | JERSEY CITY, NEW JERSEY | 1,723 APARTMENTS | 43,300 SF RETAIL

This year, we completed and delivered the Journal, a two-tower, \$900 million development in Jersey City. With construction finished ahead of schedule and more than half of the units leased within just months of opening, the Journal has become a defining project for our company and a transformative anchor for Journal Square.





LIVANA EAST HANOVER | EAST HANOVER, NEW JERSEY | 265 APARTMENTS

Livana East Hanover, delivered in 2024, has enjoyed a strong lease up this year and has set a new standard for luxury living in Northern New Jersey. In addition to top of the line finishes, appliances, and floor plans, this community will be anchored by a communal clubhouse featuring indoor and outdoor lounge spaces, an expansive pool deck, screening room, and more. All interiors are enhanced with furnishings by RH.





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

Over three decades ago, Kushner acquired Soho's historic Puck Building, a Romanesque Revival mixed-use property. We repositioned the first seven floors into a modern class "A" creative office and retail environment, with penthouse condominiums on top. Flagship office tenants include Quadrature, OpenAI, and Thrive Capital. Puck retail is leased to best-in-class tenants, including Major Food Group's restaurant Torrisi.



RECREATIONAL EQUIPMENT, INC.

oscar



THE HAMILTON | MIAMI, FLORIDA | 276 APARTMENTS

Kushner capped 2024 with the \$190 million acquisition of the Hamilton, a waterfront tower in Miami's Edgewater district. Fully renovated in 2022, the 28-story property features oversized residences with expansive terraces, averaging 1,373 square feet. Walker & Dunlop arranged \$157 million in financing, with Apollo and Macquarie backing the deal. The purchase reinforces Kushner's momentum in South Florida's luxury multifamily market.





ATLANTIC POINTE | ATLANTIC HIGHLANDS, NEW JERSEY | 304 APARTMENTS

Kushner acquired Atlantic Pointe, a picturesque garden-style community nestled in the woods, just minutes away from the Jersey Shore and the Seastreak Ferry which provides access to NYC in 40 minutes. The latest addition to Kushner's expansive New Jersey portfolio, the acquisition highlights our investing thesis of acquiring high-quality properties in supply constrained markets near major employment centers and transportation corridors. In addition to a pool, tennis courts, and grilling areas, Kushner plans to build a new clubhouse with a fitness center and tenant lounge areas.





SURFSIDE APARTMENTS | SURFSIDE, FLORIDA | 68 APARTMENTS

Kushner broke ground on this luxury, 68-unit project in August 2025. The property is situated across from the Atlantic Ocean, is facing the Fendi Château Residences, and is north of the Four Seasons Hotel and Residences at the Surf Club.





LIVANA FAIR LAWN | FAIR LAWN, NEW JERSEY | 307 APARTMENTS

Following our steady pipeline of ground-up multifamily projects in New Jersey, last year we delivered Livana Fair Lawn, which is now fully operational and setting a new standard of luxury in the region. This project offers upscale living for the 55+ active adults community, and features high-end residences and a sprawling indoor and outdoor amenity areas that will enhance quality of life and encourage gathering and wellness.





WAVE RESORT | LONG BRANCH, NEW JERSEY | 67 ROOMS

Since it was completed in 2019, Wave Resort has become the Jersey Shore's premier boutique hotel experience. The Wave offers a spectacular outdoor pool deck, signature restaurant, and a rooftop event space, all located directly on the boardwalk and beach. Last year, we reimagined our lobby as a vibrant bar and lounge. This best-in-class hotel satisfies the area's shortage of luxury lodging options, and elevates the surrounding Kushner-owned mixed-use community, Pier Village, into an all-inclusive oceanfront destination.





DISTRICT 757 | NORFOLK, VIRGINIA | 295 APARTMENTS

Completed in 2024, this Norfolk property was acquired by Kushner last year. The community offers contemporary apartments with premium finishes and efficient layouts. Amenities include a resort-style pool, fitness center, coworking lounges, EV charging stations, and pet-friendly areas. The property is located in a central Norfolk neighborhood with convenient access to retail, dining, and employment centers.





RIVERCHASE LANDING | BIRMINGHAM, ALABAMA | 468 APARTMENTS

The property is located within the Hoover/Riverchase neighborhood and business park, home to large offices for companies such as Regions, ADP, and AT&T. The unit sizes are the largest in the submarket, which creates a competitive advantage when marketing to families who are moving into this particular area for the phenomenal school district. Kushner has implemented an in-unit value-add program.





MONMOUTH SQUARE | EATONTOWN, NEW JERSEY | 900,000 SF RETAIL

With the first phase of construction coming to fruition in 2026, this \$500 million redevelopment will completely transform a local destination into the new town center of Eatontown. It is located at one of the most accessible and visible intersections in Central New Jersey. Whole Foods Market is signed as our anchor grocery tenant, in good company with a retail lineup including Cava, Arhaus, Design Within Reach, Felice, Van Leeuwen, and more.





2000 BISCAYNE | MIAMI, FLORIDA | 420 APARTMENTS | 4,348 SF RETAIL

In 2024, we opened the doors to Edgewater's newest residential rental building. It is situated squarely between downtown Miami, Wynwood, the Design District, and Biscayne Bay. With top-of-the-line homes, amenities, public spaces, and curated retail, 2000 Biscayne sets a new standard in the residential market in Miami. Kushner maintains a corporate office in Miami and is actively seeking additional development and acquisition opportunities in South Florida.





MANHATTAN AND BROOKLYN RETAIL | NEW YORK, NEW YORK | 214,700 SF

We focus strategically and passionately on filling our retail storefronts with contextual, qualified, and successful brands. With assets in Dumbo, Soho, East Village, and beyond, 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.





THE GLOVER HOUSE | WASHINGTON, D.C. | 226 APARTMENTS

Kushner acquired the Glover House, a pristine residential community in the heart of Georgetown, through a creative deal structure. We took an out-of-the-box approach combining the fee and leasehold interests, thus unwinding a 50-year old ground lease, and creating value for all parties involved. This property offers studios to four-bedrooms featuring sharp design, premium materials, and ample natural light.





GARDEN SPRINGS APARTMENTS | RICHMOND, VIRGINIA | 212 APARTMENTS

A beautiful gated community nestled among wooded acres of natural landscape, Garden Springs Apartments instantly surrounds our residents with serenity and comfort. Garden Springs is one of eight Richmond-area assets we've acquired over the past four years. The community features one-, two-, and three-bedroom homes, amenitized by an outdoor pool and sundeck, tennis court, and co-working lounge.





LIVANA LONG BRANCH | LONG BRANCH, NEW JERSEY | 299 APARTMENTS | 22,500 SF RETAIL

In 2026, we will be delivering a mixed-use project that will bring a burst of activity and life to Long Branch's Lower Broadway corridor, with an anchor grocery store and two luxury apartment buildings. This development is implementing a vibrant streetscape with neighborhood retail and art installations, and is a piece of our much larger investment in Long Branch, including Pier Village, Wave Resort, and beyond.





WYND 27 + 28 | MIAMI, FLORIDA | 152 APARTMENTS | 33,500 SF RETAIL | 44,000 SF OFFICE

In partnership with Block Capital Group, Kushner developed two parcels in Wynwood, the thriving arts district of Miami. WYND 27 + 28 opened its doors to residential tenants in early 2023, and offers a vibrant mixed-use hub of retail, office, and public space, topped by 152 luxury rental units. Retailers include an impressive mix of culinary and lifestyle tenants, including Piegari, Simona, Pari Pari, Iris Tattoo, and Libre.





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

Kushner owns the fee interest in the long-term ground lease of this 1.45 million square-foot commercial tower, which formerly served as Kushner's headquarters. Built in 1957, this iconic building has been transformed by partner Brookfield, into a one-of-a-kind Class A office building. Located in the heart of Midtown Manhattan, just steps from Rockefeller Plaza and Grand Central Station, 660 sits atop several floors of retail facing Fifth Avenue, one of the premier shopping corridors in the world.





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 the City of Long Branch, we have enlivened this community with year-round events, streetscape improvements, and local and national retailers including Jetty, Mogo, Coney Waffle, McCloones, Salt Steak House, and more.





COPPER & QUARRY VILLAGE | PIKESVILLE, MARYLAND | 960 APARTMENTS

Acquired in 2019, Copper & Quarry Village offers modern amenities in a tranquil setting: a 1.5-mile nature/fitness trail, swimming pool and sundeck, fitness center, tennis courts, and open-air pavilions. One-, two-, and three-bedroom apartments feature private balconies and patios, in-unit washer/dryers, central air conditioning and renovated interiors.





LIVANA MONMOUTH SQUARE | EATONTOWN, NEW JERSEY | 1,000 APARTMENTS

As part of our transformative Monmouth Square redevelopment, we will be delivering the first phase of 1,000 rental apartments in the heart of this new, vibrant mixed-use hub in 2026. With floor to ceiling windows, state-of-the-art wellness and recreational amenities, and a connected community, these residences will set a new bar for residential product in Monmouth County. Residents will get the benefit of local retail and restaurant partnerships.





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 luxury condominiums, with renovated lobbies, amenity spaces, and corridors. This project is steps away from the North 3rd Street retail corridor, aligned with top tier brands including RRL, Egg Shop, and Whole Foods Market. Kushner is partnered with LIVWRK and the Rockpoint Group.





FLORIDA RETAIL | MIAMI, FLORIDA | 38,000 SF

Our growing retail portfolio in South Florida spans dry goods, lifestyle, wellness, and food and beverage brands. Among a list of landmark tenants, standouts include Maman and Reformer Pilates in the newly opened 2000 Biscayne in Edgewater, and the popular Presidente Bar in WYND 27 + 28. We continue our commitment to curating vibrant, high-quality retail spaces across our developments.





LUMEN APARTMENTS | HAMPTON, VIRGINIA | 300 APARTMENTS

Lumen Apartments features 300 luxury apartments with a full suite of expansive unit and community amenities, unrivaled by any of the competing properties in the marketplace. Lumen Apartments has been designed to offer residents the highest caliber of living, positioning the offering as the best core opportunity in Hampton Roads.





GREENBRIER ESTATES | NEW ORLEANS, LOUISIANA | 144 APARTMENTS

Located in a high-growth corridor of New Orleans, Greenbrier Estates offered the immediate ability to create operating synergies with our neighboring asset, the Mason Fremaux Park. The property features a resort-style pool with sundeck, illuminated tennis courts, and a state-of-the-art fitness center, among other amenities.





LIVANA COLTS NECK | COLTS NECK, NEW JERSEY | 360 APARTMENTS

Now leasing ahead of its 2026 delivery, Livana Colts Neck is already being well-received by the community and is set within one of the most desirable neighborhoods in New Jersey. Surrounded by scenic natural landscapes, fresh retail, an excellent school district, and golf clubs, these homes will provide the pinnacle of suburban living. Residences will feature top-of-the-line design, with communal amenities including a sun and pool deck, private clubhouse, and expansive fitness center.





UPPER EAST SIDE RESIDENTIAL | MANHATTAN | 725 APARTMENTS

Kushner owns an impressive portfolio of walk-up apartment buildings in Manhattan. The company's management brand, Westminster, 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 has developed a reputation among residents and brokers alike for providing responsive management and customer service.





DUMBO HEIGHTS | DUMBO, BROOKLYN | 663,000 SF

This campus has become the destination for Brooklyn's top technology, creative, and e-commerce firms. 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 and retailers Bluestone Lane Coffee, Randolph Beer, and Springbone Kitchen.





MIDTOWN ROW | MONTGOMERY, ALABAMA | 83 APARTMENTS

In 2022, Kushner acquired two residential properties in Midtown Montgomery, adding to our existing portfolio of 436 units in the city. This best-in-class property in its market has strong occupancy and operational fundamentals that support value. Studios and one-, two-, and three-bedroom units make up this community. In 2025, we completed and delivered an additional 18-unit building at Midtown Row, further expanding the offerings.



48
MIDTOWN

2122



REFLECTIONS AT ISLAND PARK | SHREVEPORT, LOUISIANA | 168 APARTMENTS

Reflections at Island Park is a perfect addition to Kushner's existing Louisiana/Texas portfolio, where we own and manage more than 3,800 units. This property features large, open-concept townhomes, a resort-style saltwater swimming pool, and a state-of-the-art fitness center, among other amenities.





LIVANA LIVINGSTON | LIVINGSTON, NEW JERSEY | 280 APARTMENTS

In 2025, we broke ground on much needed multifamily housing in Livingston, on the site of what was the Westminster Hotel. This development will deliver nearly 300 rental homes across two buildings, with one building dedicated to a 55+ community. Livana Livingston will feature thoughtfully designed amenities, including a private garden, luxury lounge, and state-of-the-art fitness center.





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 RH to furnish the common spaces, set 65 Bay Street apart from the robust competition in the city.





285 LAFAYETTE | NEW YORK, NEW YORK | 31,500 SF RETAIL

285 Lafayette is a retail condominium in the heart of Soho. Traversing three levels from the ground floor to sub-basement, this eclectic block houses the New York Public Library, Florence's Santa Maria Novella Farmacia, Martin Auer Bakery, and Benjamin Salon. This property is directly across Jersey Street from the Puck Building, a long-standing pillar of the Kushner portfolio.





VILLAGGIO | BOSSIER CITY, LOUISIANA | 256 APARTMENTS

Acquired in 2025, this property consists of one-, two-, and three-bedroom apartment homes with open floor plans, in-unit washer/dryers in select units, and updated finishes including stainless steel appliances and granite countertops. Community amenities include a resort-style pool with sundeck, a 24-hour fitness center, and outdoor grilling areas. Villaggio is located off Texas Street/Hwy 80 with direct access to I-220 and I-20, providing convenient connectivity to dining, retail, and employment centers.





REFLECTION POINTE | FLOWOOD, MISSISSIPPI | 296 APARTMENTS

Reflection Pointe is one of four garden-style apartment communities that Kushner acquired in 2021 as part of a portfolio comprising 1,241 units. Kushner has implemented an in-unit value-add program as many units still feature their original 1980's finishes. This abundant property offers residents two swimming pools, a private 8-acre lake, fitness center, and beautiful wooded views.





300 W BROWARD BLVD | FORT LAUDERDALE, FLORIDA | 938 APARTMENTS | 23,752 SF RETAIL

Kushner and partner Aimco secured approvals to bring to life a mixed-use development in downtown Fort Lauderdale with apartments and retail. This building is poised to become the tallest in Fort Lauderdale once finished, and would sit at the entrance to Fort Lauderdale's inner-most center of the Downtown Core.





ARTS & POWERHOUSE BUILDING | JERSEY CITY, NEW JERSEY | 36,500 SF OFFICE | 59,500 SF RETAIL

Kushner and KABR Group acquired the historic 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. With over \$30 million invested in renovation, the Arts & Powerhouse building features 20 foot ceilings and more than 10,000 square feet of rooftop deck for tenants. Retailers on the ground floor include Daily Provisions, Rumble Boxing, One Medical, and as of this year, Chelsea Piers.





THE SHOPS AT LONG BRANCH | LONG BRANCH, NEW JERSEY | 136,000 SF RETAIL | 176 ROOMS

Overlooking the Atlantic Ocean, this retail development features top-of-the-line homes embedded in a mixed-use community of retail, restaurants, and a hotel. This exciting addition to the district brings a dynamic mix of local and national retailers and restaurants to an already iconic and historic waterfront. The Lofts condominiums above, developed by our partner and premier condominium developer, Extell Development, are 100% sold.





WATERSTONE AT HAMBURG | LEXINGTON, KENTUCKY | 264 APARTMENTS

Kushner planted its first flag in the state of Kentucky in 2022 with the acquisition of Waterstone at Hamburg as part of a larger portfolio. The property is located in a highly accessible and thriving suburb of Kentucky, just outside of Lexington. Units feature gourmet kitchens with beautiful Quartz countertops, along with private balconies. Resort-style amenities include a saltwater pool, a lavish poolside cabana lounge, and a 24-hour state-of-the-art fitness center.





THE APARTMENTS AT CAMBRIDGE COURT | ROSEDALE, MARYLAND | 544 UNITS

Offering a respite from city life, this community features one-, two-, and three-bedroom apartments with renovated finishes, fully-equipped kitchens, in-unit washer/dryers, and high ceilings. Like other properties within our Maryland portfolio, Cambridge Court is fully amenitized with a pool deck, volleyball court, clubhouse, and fitness center.





LIVANA PERTH AMBOY | PERTH AMBOY, NEW JERSEY | 602 APARTMENTS

Located on the scenic shores of Perth Amboy, these highly anticipated homes will bring an unprecedented level of quality to the region. Delivering over 600 units across five buildings, Livana Perth Amboy will provide a highly-amenitized package to residents, including a shoreline walking path, state-of-the-art fitness center, and rentable tenant lounge.





THE COSMOPOLITAN | TULSA, OKLAHOMA | 264 APARTMENTS

Kushner planted its first flag in Oklahoma in 2022 with the acquisition of The Cosmopolitan. Situated in the heart of thriving Tulsa, this luxury community includes a private resort-style rooftop pool, yoga and cycle studios, and surround-sound movie lounge, among many other amenities. This purchase was part of a larger portfolio acquisition, which positioned Kushner operations in 14 states nationwide.





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. We have upgraded the property with extensive renovations to lobbies, corridors, and common spaces, as well as additional amenity uses.



JERSEY JOURNAL



FIFTY02 WESTOVER HILLS | SAN ANTONIO, TEXAS | 343 APARTMENTS

In 2021, Kushner purchased a 2,400-unit portfolio of assets located in premier locations across five states: Alabama, Kentucky, Louisiana, North Carolina, and Texas. With the purchase of this portfolio, Kushner became one of the largest suburban multifamily owners in the United States, with over 25,000 apartments. Fifty02 Westover Hills is one of the highlights, showcasing the high level of finish, amenity, and service that is emblematic of the portfolio as a whole.





NORTH CREEK | SOUTHAVEN, MISSISSIPPI | 250 APARTMENTS

Acquired in 2022, Kushner has implemented a value-add renovation program in all units at this multifamily property. North Creek, located in one of the country's strongest distribution and logistics regions, is highly amenitized with a resort-style swimming pool and fountain, state-of-the-art fitness center, and barbecue entertainment area.





30 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 741 APARTMENTS | 15,000 SF RETAIL

Poised to be the tallest visual point on the Jersey City skyline, 30 Journal Square is currently in pre-development. The tower will incorporate the historic Jersey Journal Building façade, as well as a curated sculpture garden plaza that will integrate into the street fabric.



Restaurant

JERSEY JOURNAL



RIVER HOUSE APARTMENTS | NORFOLK, VIRGINIA | 194 APARTMENTS

River House Apartments, acquired in September 2021, is a 194-unit Class A multifamily community in Hampton Roads that is nestled along the banks of the picturesque Lafayette River with prime riverfront views. Built in 2009, the property features a full suite of highly desirable and modern amenities, highlighted by the property's unrivaled unit finishes and floor plans. River House Apartments is a high-performing core plus asset located in the heart of the region, providing Kushner strong upside potential.





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

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.





COURTS AT FAIR OAKS | FAIRFAX, VIRGINIA | 364 APARTMENTS

Courts at Fair Oaks is part of a 6,030 garden-style apartment portfolio through Maryland and Northern Virginia, which provided an opportunity to generate immediate scale in institutional markets where we had an existing strong presence. These homes feature a resort-style swimming pool and sundeck, herb garden, tennis courts, and a picnic area, among other amenities.





CAPITAL CREEK AT HERITAGE | RALEIGH-DURHAM, NORTH CAROLINA | 214 APARTMENTS

Purchased as part of a 2,300-unit portfolio spanning five states in the Southeastern Sunbelt, this deal was done completely off-market. Capital Creek is located in Raleigh-Durham, a center for high tech and biotech research and development, and features resort-style amenities including a saltwater pool, outdoor fireplace and lounge area, and 2,000 sf state-of-the-art fitness center.





PIER VILLAGE CONDOS | LONG BRANCH, NEW JERSEY | 46 UNITS

We are in the pre-development phase for a luxury, boutique condominium project planned for an oceanfront property at the southernmost end of Pier Village. With views of the Atlantic ocean from every unit, and access to the full slate of Wave Resort amenities, this unparalleled residential offering on the Jersey Shore will set the bar regionally.





HOLLYWOOD APARTMENTS | HOLLYWOOD, FLORIDA | 470 APARTMENTS

Located in the heart of Hollywood, this community will be a stone's throw from the world-renowned Hard Rock Resort, and in immediate proximity to robust shopping, restaurant and recreational activities. It will consist of 470 apartments, anchored around a 1-acre park at its epicenter, replete with oak trees and historic character. In addition, a comprehensive club house with full amenity package and private parking will complete this project.





BUNGALOW HOTEL | LONG BRANCH, NEW JERSEY | 24 KEYS

Bungalow Hotel, located at the front entrance to Pier Village, is a home away from home. Our accommodations feature uniquely spacious rooms and suites, private fireplaces, and fully-equipped kitchenettes. Guests can also come downstairs to enjoy happy hour and live music in Bungalounge, our ground floor event space adorned with rotating local art exhibitions. The beachfront boardwalk is 350 feet away, with the shops and restaurants of Pier Village at your doorstep.





THE ROSEMARY | HOUSTON, TEXAS | 328 APARTMENTS

Located just 20 minutes from downtown Houston, the Rosemary is part of our growing Texas portfolio. This exceptional property features luxury one-, two-, and three-bedroom apartment homes in the Lake Houston area. Units are finished with stone countertops, stainless steel appliances, and walk-in closets. Residents also enjoy a full suite of amenities including a resort-style swimming pool with tanning ledge, state-of-the-art fitness center, and co-working lounge.





CROSSWINDS | PEARL, MISSISSIPPI | 360 APARTMENTS

The exceptional homes at Crosswinds feature oversized windows, gas fireplaces, and private balconies. Amenities include a resort-style outdoor pool, fitness center, and tennis courts. This community is located close to I-20, Highway 80, and the Jackson-Medgar Wiley Evers International Airport. Crosswinds was one of four garden-style apartment communities in a 1,241-unit portfolio that Kushner acquired from MAA in 2021.





ATLANTIC CITY APARTMENTS | ATLANTIC CITY, NEW JERSEY | 180 APARTMENTS

Caspian Pointe in Atlantic City is set to welcome this new 180-unit waterfront community, currently in its pre-development phase. This multifamily rental project will offer residents a blend of modern living and scenic views, with groundbreaking anticipated in 2025. The development will feature a clubhouse complete with a gym, an outdoor pool, BBQ areas, fire pits, and outdoor kitchens, creating a vibrant and luxurious lifestyle experience for future residents.



2026



