

## **PRESS AND VIDEO LINKS**

### **VIDEO Links**

The Foundation Process At Cast Iron Lofts II - With Louis Mont

<https://vimeo.com/311559444>

2017 Jersey City SoHo Lofts introduced by Lou Mont

<https://vimeo.com/307794679>

June 2016 - NJCOM Ribbon Cutting for Cast Iron Lofts II - Louis Mont

<https://vimeo.com/311256867>

Lou Mont - Cast Iron Lofts II Topping Off Speech

<https://vimeo.com/307795755>

### **PRESS Articles**

NJBA SAM AWARDS For Cast Iron Lofts II

<https://jerseydigs.com/soho-wests-cast-iron-lofts-ii-takes-four-titles-sales-marketing-awards/>

Leaving A Legacy In A Neighborhood

<https://njbiz.com/leaving-a-legacy-in-a-neighborhood/>

Cast Iron Lofts II - Ribbon Cutting

<https://njbiz.com/apartment-complex-continues-to-grow-in-jersey-city-as-second-part-opens/>

Cast Iron Lofts II - Ribbon Cutting - more

<https://www.nj.com/hudson/index.ssf/2016/05/>

[jersey\\_citys\\_cast\\_iron\\_lofts\\_aim\\_to\\_anchor\\_soho\\_we.html](jersey_citys_cast_iron_lofts_aim_to_anchor_soho_we.html)

Soho Lofts Article

<https://jerseycityfyi.com/tag/lou-mont-of-manhattan-building-co/>

Real Estate NJ - Louis Mont

[https://re-nj.com/flipbook/18-June2018/RENJ\\_0618.html#p=1212](https://re-nj.com/flipbook/18-June2018/RENJ_0618.html#p=1212)

Real Estate NJ - Developer Launches New Firm

<https://re-nj.com/hudson-county-developer-launches-new-firm-plans-north-bergen-condo-project/>

NJ Digs - Announcement Of New Firm

<https://jerseydigs.com/developer-founds-new-firm-with-residences-planned-for-north-bergen-and-bergen-lafayette/>

Globe Street - New Development Firm Launches with North Bergen, Jersey City Deals

<https://www.globest.com/2019/08/27/new-development-firm-launches-with-north-bergen-jersey-city-deals/>

Paramus Post - Solaia Topping Off - August 2020

<https://www.paramuspost.com/article.php/20200805131529112>

YIMBY - <https://newyorkyimby.com/2020/08/solaia-tops-out-at-8701-churchill-road-in-north-bergen-new-jersey.html>

Jersey Journal - <https://www.nj.com/hudson/2020/08/a-model-for-the-future-2-hudson-county-developments-include-a-public-museum-rec-center.html>

Hudson County View - <https://hudsoncountyview.com/watterman-robinson-walker-praise-proposed-rec-center-as-part-of-ward-f-development/>

The Paramus Post - Topping Out of Solaia - August 2020  
<https://www.paramuspost.com/article.php/20200805131529112>

Vue Magazine - Fall Real Estate & Design Issue - September 2020  
[https://www.dropbox.com/s/y8zyr3mcr6mce34/VUENJ\\_Fall2020\\_Downtown%20Decorators\\_Ad.c.pdf?dl=0](https://www.dropbox.com/s/y8zyr3mcr6mce34/VUENJ_Fall2020_Downtown%20Decorators_Ad.c.pdf?dl=0)

Business View Magazine - December 2020 - Link to Digital Articles  
<https://businessviewmagazine.com/digital-magazines/dec-2020/321/>



## **Soho West Community**

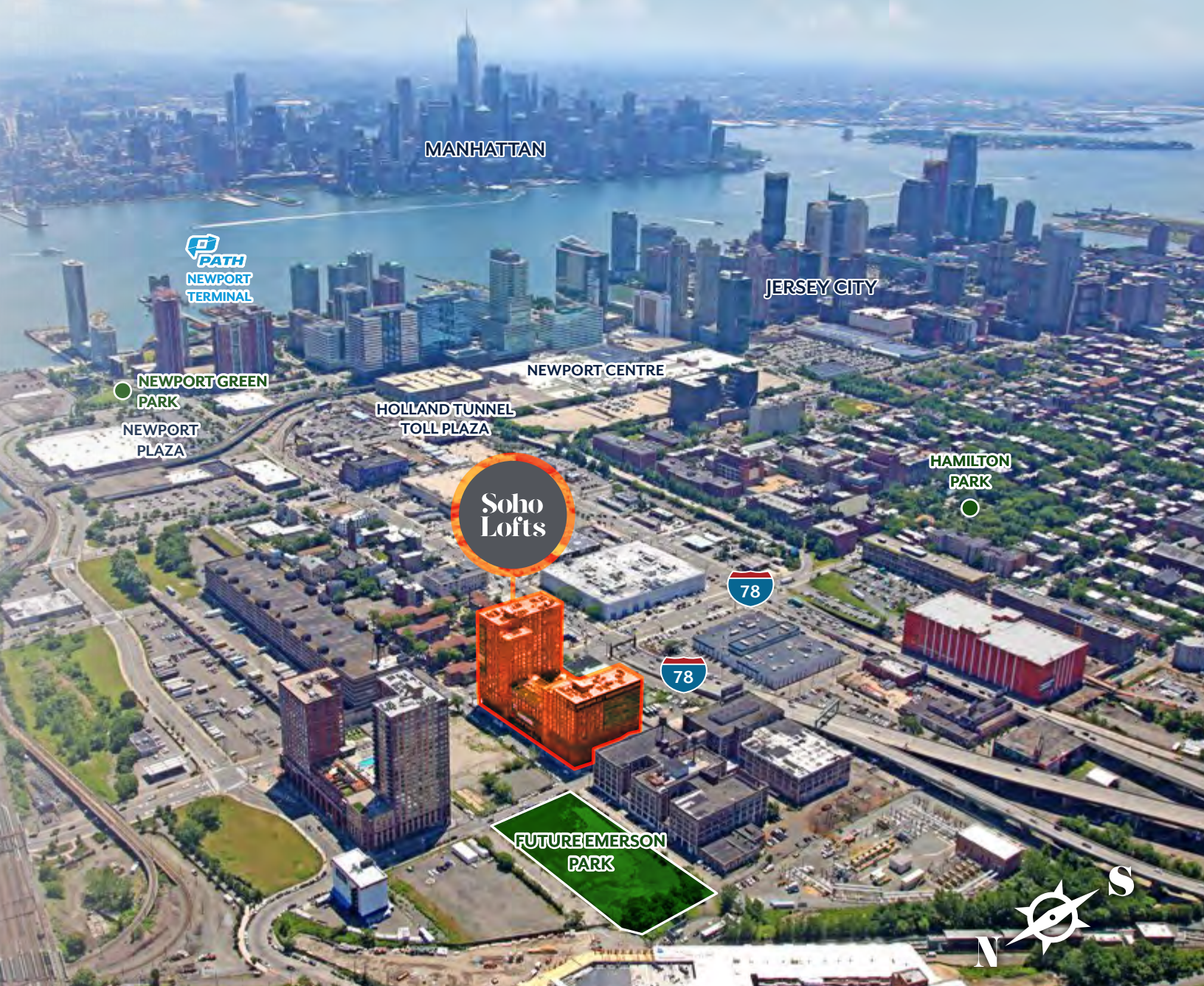
Arial photo of

Cast Iron Lofts and Soho Lofts

# SoHo West

## South of Hoboken

## West of Manhattan





**Soho Lofts**

Jersey City, NJ

377 units

Responsible for the Construction and  
Lease up of Building





## GENERAL DESCRIPTION

### YEAR BUILT

2018

### NUMBER OF BUILDINGS

One (1) Building; Two (2) Towers

### NUMBER OF FLOORS

Twenty-one (21) story, and fourteen (14) story towers, connected by five (5) and eight (8) story structure.

### NUMBER OF UNITS

377

### NET RENTABLE AREA

449,067 SF

### ZONE

Jersey Avenue Redevelopment Plan

### BLOCK/LOT

7005/1.01

### FLOOD ZONE

Zone AE: area of 1% annual chance or 100-year floodplain. Map Panel #34017C0106D effective 8/16/2006.

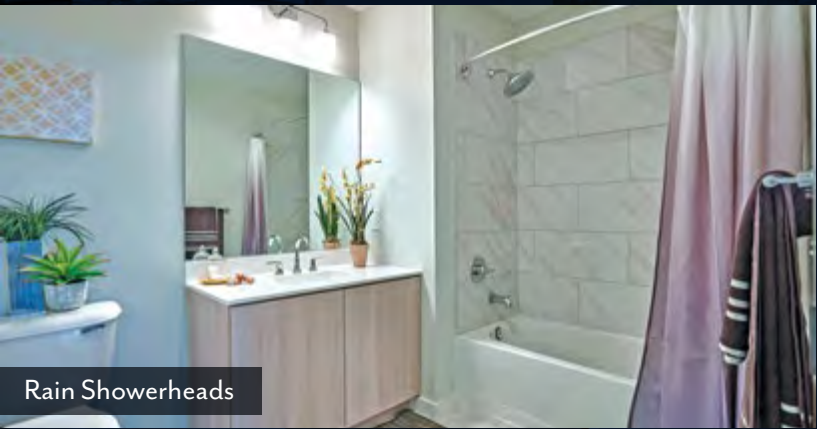




White Shaker Style Cabinets



10' High Ceilings



Rain Showerheads



Stainless Steel Frigidaire Appliances

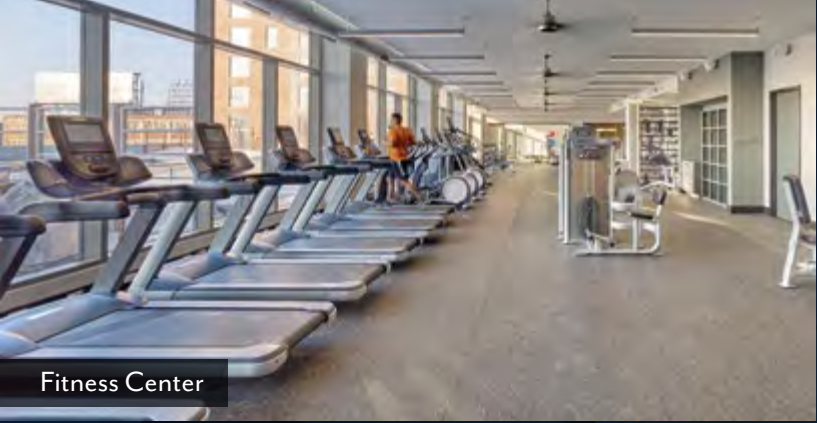
# Interior Unit Features

- 10' High Ceilings
- 8' Red Oak Entrance Doors
- Expansive Windows with Sound Insulating Glass
- Centralized Heating and Cooling
- Exposed Spiral Duct Work
- Engineered European White Oak Flooring
- Solar Shades in All Bedrooms
- Whirlpool Washers and Dryers
- White Shaker Style Cabinets with Glass Accent Doors
- Black Galaxy Granite Countertops
- Stainless Steel Frigidaire Gallery Kitchen Appliances
- Rain Showerheads
- Glass Enclosed Showers
- Polished Porcelain Carrera Title



Engineered European White Oak Flooring





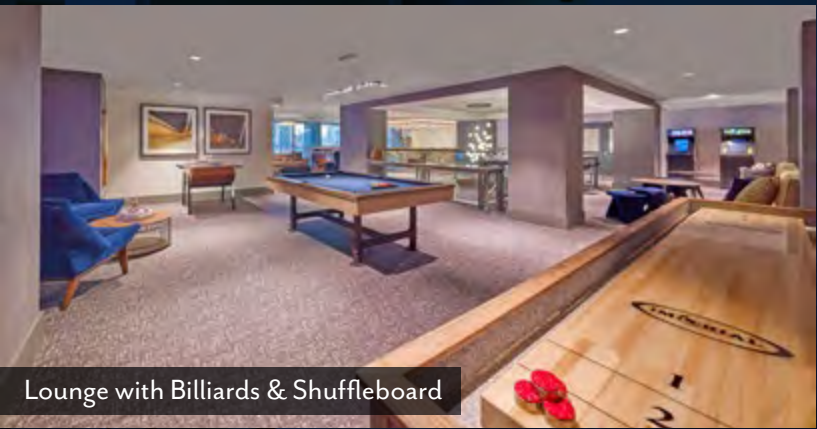
Fitness Center

# Indoor Community Features



Resort Style Lobby

- Resort Style Lobby with Lounge Seating
- On-site Management Office
- 24 Hour Attended Valet Parking Booth
- Digital Package Display System
- Demonstration Kitchen and Private Party Room
- Arcade Lounge with Billiard and Shuffleboard
- Media Room with 4K Projection and Surround Sound
- Tech Lounge
- Private Conference Rooms
- Children's Playroom
- Fitness Center
- Indoor/Outdoor Yoga Room with Foldable Nana Wall
- 10 Person Sauna
- Dog Grooming Rooms
- Overnight Stay Suite
- Secured Bike Storage
- Private Storage for Town Homes



Lounge with Billiards & Shuffleboard



Children's Playroom



Party Room/Demonstration Kitchen



Outdoor Movie Theater



Hammock Area & Zen Garden



Gas Grills with Prep Stations



Infinity Edge Pool

# Outdoor Community Features

- Infinity Edge Pool with Aqua Jets
- Private Poolside Cabanas with Audio Control and Charging Stations
- Outdoor Shower
- Fireside Seating with Outdoor TV
- Movie Theater
- Hammock Area & Zen Garden
- Resident Event Pavilion
- Shuttle Service to the PATH
- Gas Grills with Prep Stations
- Children's Misting Area
- Expansive Children's Play Area
- Oversized Dog Run



Fireside Seating with Outdoor TV



Private Poolside Cabanas



Children's Play Area



Dog Run



Outdoor Movie Theater



Fitness Center & Indoor/Outdoor Yoga

17TH STREET

COLES STREET

JERSEY AVENUE

15TH STREET



Infinity Edge Pool with Private Poolside Cabanas



Fireside Seating with Outdoor TV



Gas Grills with Prep Stations

# CONSTRUCTION DETAILS

## FOUNDATION

Steel piles, concrete and steel pile caps and slab on grade

## FRAMING

Poured in-place concrete superstructure. Interior framing is galvanized steel metal stud.

## FLOORING

Poured-in-place concrete decks covered with engineered hardwood flooring. Adhesive used contains a sound rating.



## EXTERIOR WALLS

Steel stud with backerboard covered by Henry Blueskin and brick façade. Some sections of the building have a window wall system.

## ROOF

Two ply torch down rubber membrane with ballast over the top.

## WINDOWS

Double paned, gas filled, Low E, energy efficient, reduced sound transmission windows.



## MECHANICAL SYSTEMS

### HVAC

Lobby – 4 gas fired units.  
Apartments – Forced air heat pumps. Distributed air through exposed ductwork. Each apartment has its own mechanical closet.

### PLUMBING

Combination of PVC and copper piping throughout the building. Delta faucets. Rain showerheads.

### ELECTRICITY

Each unit has 100 ampere electrical service with individual panel boxes.

### ELEVATORS

Each tower has three (3) passenger elevators serving all floors, totaling six (6) passenger elevators. One (1) hydraulic elevator servicing the garage and mezzanine levels only. One (1) hydraulic elevator servicing the large 12,700 SF retail space and the level 2 of the garage.

### FIRE SAFETY

Each building is fully sprinklered, with electric smoke detectors in apartment interiors. Building has a full fire control system to activate and deactivate alarms, rooftop air systems and monitor all building systems. Multiple pull stations are located on each floor and each floor has an area of refuge that reports to the concierge desk.

## INTERIOR CONSTRUCTION

### FLOORING

Engineered European white oak flooring, with porcelain Carrera tile in the bathrooms.

### INTERIOR WALLS

Painted sheetrock walls on interior metal studs.



### CEILING

10' high textured concrete ceilings are exposed along with HVAC ducts.

### KITCHENS AND APPLIANCES

Frigidaire refrigerators, gas ranges, dishwashers, individual stackable Whirlpool washer/dryers and microwaves. Kitchens and bathrooms consist of shaker style cabinet cases with hardwood doors and European hinges. Kitchens also have glass accent doors.

### RESTROOMS

Glass enclosed showers, rain showerheads, polished Carrera porcelain tile.

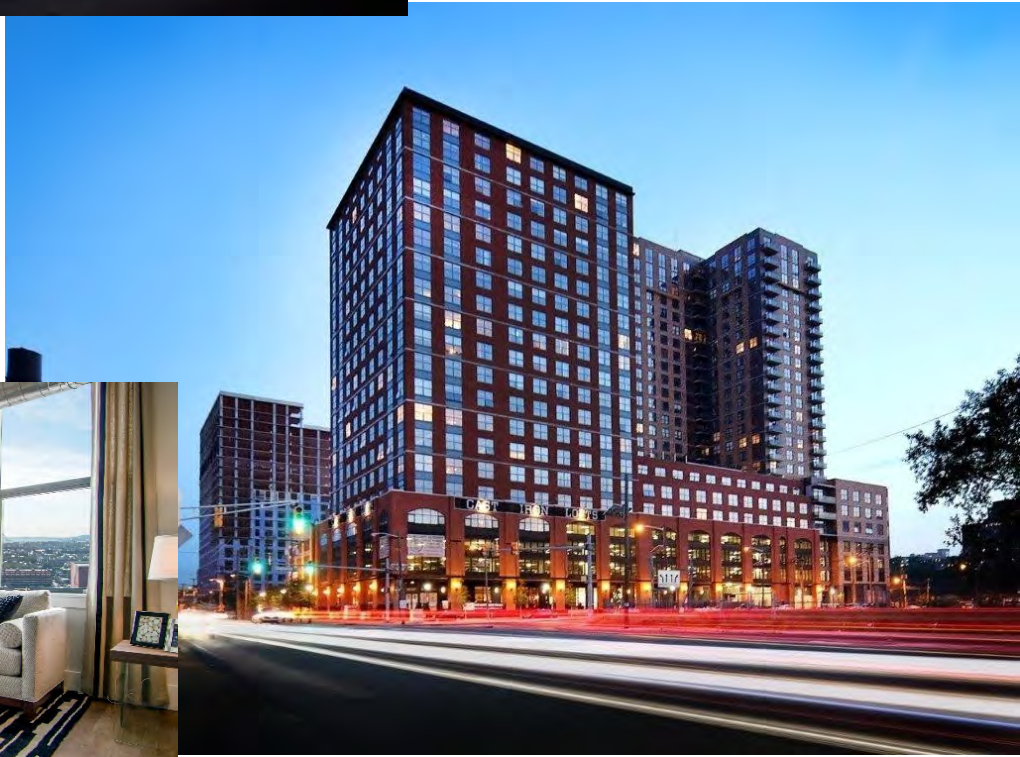


## Cast Iron Lofts

Jersey City, NJ

Responsible for Construction and Lease up  
of Cast Iron Lofts II – 232 Units

NJBA – 1<sup>st</sup> Prize – Best Rental Building over  
200 units – 2017 (State of NJ)



# THE RISE OF INDUSTRIAL LUXE



Industrial architecture meets sophisticated luxury at the Cast Iron Lofts Collection, the next generation of living in the Soho West Community. Each residence at Cast Iron Lofts features luxurious finishes and contemporary style, while offering a lifestyle of endless amenities and an unparalleled level of convenience. This is the rise of industrial luxe... only at Cast Iron Lofts.





# IN THE RAW

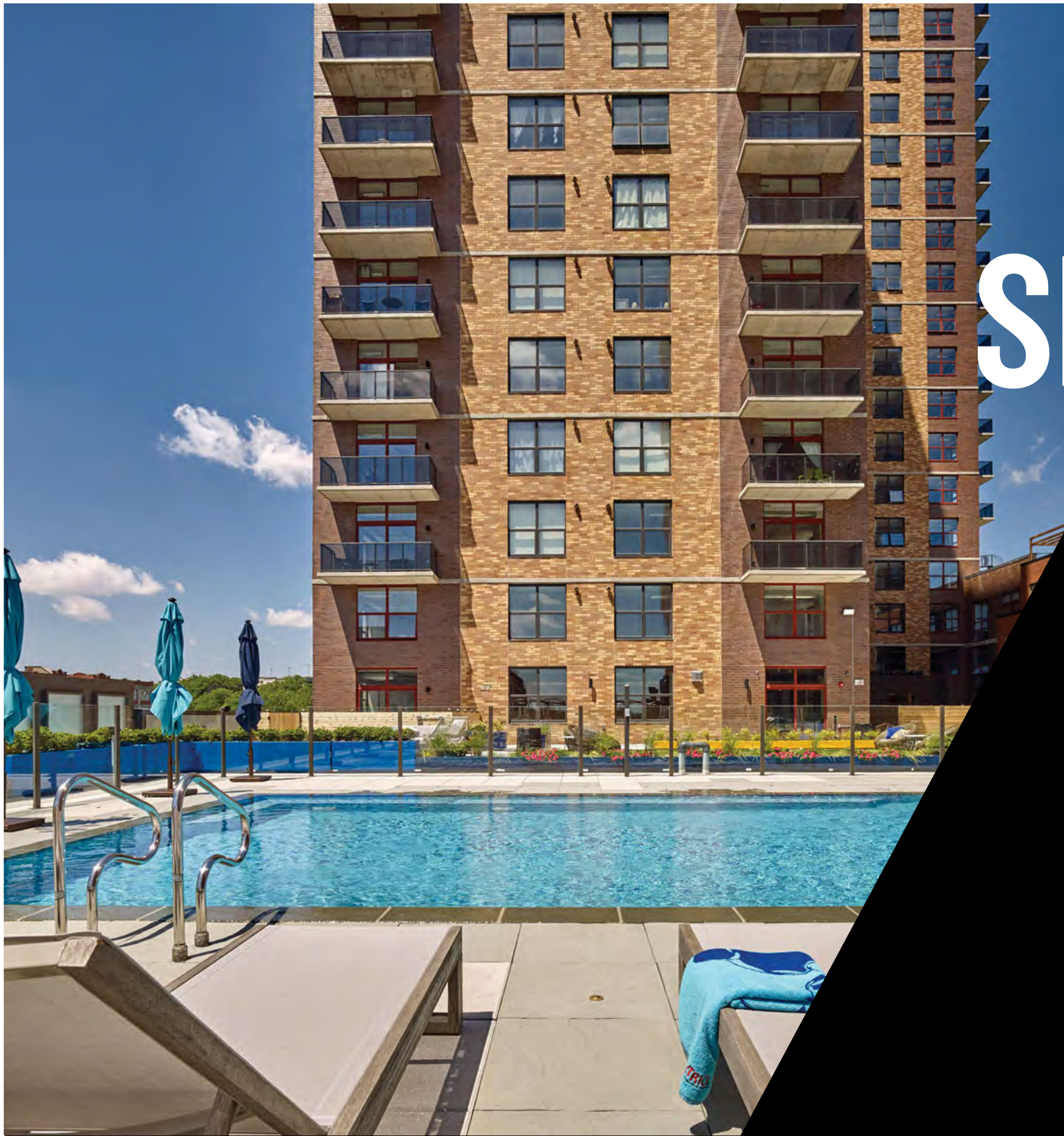
The Cast Iron Lofts Collection brings an unprecedented lifestyle to the Jersey City residential marketplace with its unique blend of contemporary luxury and urban chic design. Each residence boasts eclectic style while maintaining exceptional quality and incomparable conveniences for its residents.





# LIVE LARGE

Cast Iron Lofts offers living options ranging from enormous light-filled studio apartments to expansive three-bedroom homes complete with dens. Each residence features soaring 10' ceilings, massive windows guaranteeing natural light and panoramic city views, exemplary appointments and luxurious finishes to complement your style.



# SETTLE IN

At Cast Iron Lofts, we know that not only does size matter... it's what comes with it. Residents enjoy resort-style amenities including (but not limited to!) a resident only club room, state-of-the-art fitness center and a pet-friendly policy. Breathtaking views await you on the private rooftop deck complete with a swimming pool, cabanas, outdoor grills and cozy fire pit areas. Our 24-hour concierge service is there to greet you and to serve, and a complimentary resident only shuttle is available to and from the PATH and ferry terminal.

# YOUR CORNER OF THE WORLD

Paving the way for innovative and eclectic residential living in the much anticipated Soho West area of Jersey City, the Cast Iron Lofts Collection is only minutes from the ferry, Light Rail and PATH station; offering the "SoHo Link" service, a resident-only direct shuttle with round-trip service is available to SoHo in Manhattan.

# The Sugar House

Washington Street, Jersey City, NJ

Historic renovation of a 105,000 sq.ft. warehouse into

64 loft Condominiums with 1 retail space



Before



After



Rendered

The Sugar House - Completed





*The Sugar House - Model Apartments*



## The Sugar House



The Exercise Room

Complete with Sauna & Steam Rooms

The Lobby Area



## The Skyline

Observer Highway, Hoboken, New Jersey



14 story, 104 unit luxury high rise

New Construction

Valet parking / Concierge / Health Club w/lap pool

Condominium





222 Willow Avenue, Hoboken, NJ

10 unit gut rehabilitation

Rental project



219 Park Avenue, Hoboken, NJ

16 unit gut rehabilitation

Rental project



935 Willow Avenue, Hoboken, NJ

8 unit rehabilitation + 100 seat  
Bar/Restaurant

Rental project



84 Monroe Street, Hoboken, NJ

6 unit rehabilitation + new  
townhouse in rear



**The Gold Coast Café**  
 100 seat Bar/Restaurant  
 935 Willow Avenue, Hoboken, NJ



**The Flagship**  
 Jersey City, New Jersey

Approved project – not built due to market  
 turnaround

Full Redevelopment Plan written & approved



**Plainfield, New Jersey**

Fully approved Redevelopment Plan for downtown area

Not built due to market turnaround