

REGIONAL CENTER

NYIF ADVANTAGE

Since inception in 2010 to date (9/30/2024), NYIF has a 100% Audited successful track record even during challenging economic conditions including Covid 19, increased inflation, and the higher interest rate environment.

PROJECT

NYIF JERSEY CITY TOWERS

49 stories (681,224 SF / 63,288 m2) / 595 Unit Rental Apartments / 237 car garage built adjacent to the PATH Train. Just 11 minutes to New York, NY.

KEY STATS

USCIS I-956F Approved:	9/17/2024
Qualifies as Urban TEA:	YES
Senior Loan Closed:	9/19/2024
Construction Completion Guaranty:	YES
Address:	808 Pavonia Avenue, Jersey City, NJ 07306
EB5 Investors:	145
Jobs Created:	2,233
Jobs per Investor:	16
Term:	3+1 Years

CAPITAL STACK

Senior Loan:	\$175M (47%)
EB5:	\$116M (31%)
Equity:	\$81M (22%)
Total:	\$372M (100%)
Appraised Value:	\$420M

Regional Center and Project Owner are independent. At NYIF, we only represent the best interests of our EB5 investors.



NYIF has a 100% successful track record with all four families on multiple EB5 projects. Jersey City Towers will be our 6th EB5 project with this Development team.

DEVELOPERS

Jersey City Towers is developed by a powerhouse joint partnership comprised of KRE Group, Ironstate Development, Panepinto Properties, and AJD Construction. These 4 families have developed a majority of the high rise residential towers in Jersey City and have partnered on many of them.



KRE Group is best known for their 3 tower Journal Squared complex located in Jersey City (2.3 million SF / 213,677 m² / 1,840 rental residences). KRE Group has developed, owns, and manages over 6 million SF / 557,418 m² of commercial, industrial, and retail property, as well as 10,000 existing apartments with an additional 5,000 apartments in various stages of approvals and construction.

NYIF has worked successfully with KRE on the 235 Grand Project in 2023 and received 100% full repayment despite the banking crisis and higher interest rate environment.

thekregroup.com

IRONSTATE

Ironstate Development has solidified its reputation for transforming urban areas through innovative residential and mixed-use projects across New Jersey and New York. Ironstate has completed a portfolio valued in excess of \$4 billion comprised of approximately 12,700 residential units and 600,000 SF / 55,741 m² of retail space. The firm also maintains an active development pipeline with approximately \$3.5 billion in projects planned and under construction. This pipeline includes 4,000 apartments under construction and another 6,500 in planning.

NYIF has worked successfully with Ironstate for over a decade on five projects, including Ironstate Navy Pier, 90 Columbus, and 235 Grand and received 100% full repayment. Additionally, NYIF partnered on the recently opened Journal Square URB project with Redeployed EB5 funds.

ironstate.com



DEVELOPERS

PANEPINTO DEVELOPMENT

Panepinto Properties impressive portfolio includes over 5,000 apartments, completed and to-be-built 2 million SF / 185,806 m² of office space, 200,000 SF / 18,580 m² of retail space, parking for over 4,000 cars and several hotels. Over the past 20 years, Panepinto Properties has constructed 2,800 units of residential and hotel properties in the submarkets of Downtown Jersey City and Journal Square.

Panepinto Properties signed a Memorandum of Understanding during a recent visit to Jersey City by Incheon Mayor Jeongbok Yoo. The agreement will put Panepinto in charge of overseeing a \$5.1 billion development on Yeongjong Island, which lies just opposite Seoul-Incheon International Airport. The Incheon City project will span a total of 1.8 million SF / 167,225 m² and include a new headquarters facility for Korean Air Lines with over 7,000 residential units. The plans call for high-rise buildings ranging from 59 to 79 stories integrated with landscaped parks and entertainment facilities.

NYIF has worked successfully with Panepinto Properties on 90 Columbus and received 100% full repayment. Additionally, NYIF partnered on the Journal Square Urby project which has recently opened and the 499 Summit project which has been fully subscribed and currently under construction.

panepintodevelopment.com



CONSTRUCTION

AJD Construction, founded in 1977 by Anthony J. Diaco, has built over 60,000 apartments amassing a portfolio valued at over \$20 billion. With its impeccable reputation earned by consistently meeting its job objectives, AJD has reached a bonding capacity of \$1 billion for a single project, and a total of \$3.5 billion for current projects. AJD has built a majority of the high-rise residential projects in Jersey City showcasing their expertise in this rapidly expanding urban corridor.

NYIF has worked successfully with ADJ Construction for over a decade on several key projects, including Ironstate Navy Pier, 90 Columbus, 235 Grand, Journal Square Urby, and 499 Summit. We believe there are strong synergies to have the Construction Company join part of the Ownership Group and have interests aligned. NYIF has a 100% successful track record with AJD Construction.

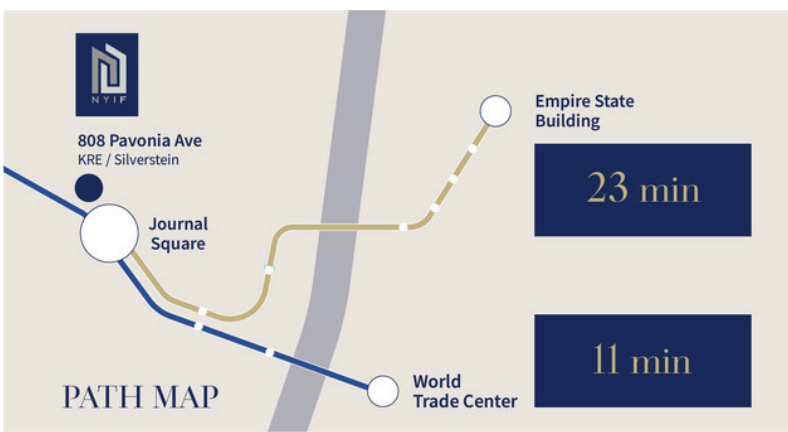
ajdconstruction.net



LOCATION

JOURNAL SQUARE, NEW JERSEY

In 2019, the Port Authority commenced redevelopment planning of the entire 10-acre site known as the Journal Square Transportation Center. This redevelopment initiative is the single most impactful and transformational undertaking for the neighborhood and is proposed to include a 6 million square foot mixed use cultural center including retail, office, hotel, residential, entertainment, and public plaza space.



IRONSTATE

- 1 295 J
- 2 340 Third
- 3 Residence Inn New Jersey
- 4 Harborside Urby
- 5 State Square

PANEPINTO

- 1 Journal Square Plaza 1
- 2 Journal Square Plaza 3
- 3 Canopy by Hilton
- 4 **NYIF Jersey City ***
- 5 4 Harborside

KRE

- 1 Journal Square 1
- 2 Journal Square 3
- 3 Journal Square 3
- 4 485 Marin
- 5 351 Marin
- 6 Grove Pointe
- 7 **NYIF Jersey City Towers ***

IRONSTATE / PANEPINTO

- 1 Gotham
- 2 70 Columbus
- 3 **NYIF Columbus ***
- 4 **NYIF Journal Square ***

IRONSTATE / KRE

- 1 18 Park
- 2 **NYIF Grand ***
- 3 235 Grand

PATH TRAIN

- 1 Journal Square
- 2 Grove Street
- 3 Exchange Place
- 4 World Trade Center
- 5 Empire State Building

**Developments NYIFund raised or raising funds for.*



LOCATION

JERSEY CITY, NEW JERSEY

AJD Construction has a significant presence and deep expertise in Jersey City, NJ, specializing in large-scale residential developments. Known for their precision and efficiency in handling complex, high-rise projects, AJD Construction has become a trusted name in Jersey City's booming real estate market.

AJD CONSTRUCTION

- | | | |
|------------------------------------|---------------------------------|------------------------|
| 1 Journal Squared 1 | 14 NYIF Journal Square * | 27 Monaco |
| 2 Journal Squared 2 | 15 18 Park | 28 Port Liberte 1 & 1B |
| 3 Journal Squared 3 | 16 225 Grand | 29 Port Liberte 3A |
| 4 351 Marin | 17 NYIF Grand * | 30 Port Liberte 3A.2 |
| 5 Grove Pointe | 18 1 Park | 31 Port Liberte 3C |
| 6 NYIF Jersey City Towers * | 19 18 Park | 32 Port Liberte 3D |
| 7 Journal Square Plaza 1 | 20 33 Park | 33 Portofino |
| 8 340 Third | 21 25 Columbus | 34 Portside East |
| 9 Residence Inn New Jersey | 22 50 Columbus | 35 Trump Bay St |
| 10 Harborside Urby | 23 184 Morgan | 36 Trump Plaza West |
| 11 Gotham | 24 Hudson Exchange | 37 618 Pavonia |
| 12 70 Columbus | 25 Marbella I | 38 26 Van Reipen |
| 13 NYIF Columbus * | 26 Marbella II | 39 626 Newark |
| | | 40 25 Cottage |
| | | 41 35 Cottage |

**Developments NYIFund raised or raising funds for.*

JOB CREATION

NYIF PROJECTS WITH CURRENT DEVELOPERS

NYIF has helped create over 10,000 new jobs specifically in Jersey City with the four developers of Jersey City Towers project.



1. IRONSTATE NAVY PIER URBY (NYIF NAVY PIER)
Total EB-5: \$25 million / 50 investors
Developers: Ironstate
Repaid in full: 2019
Job created: 1,570

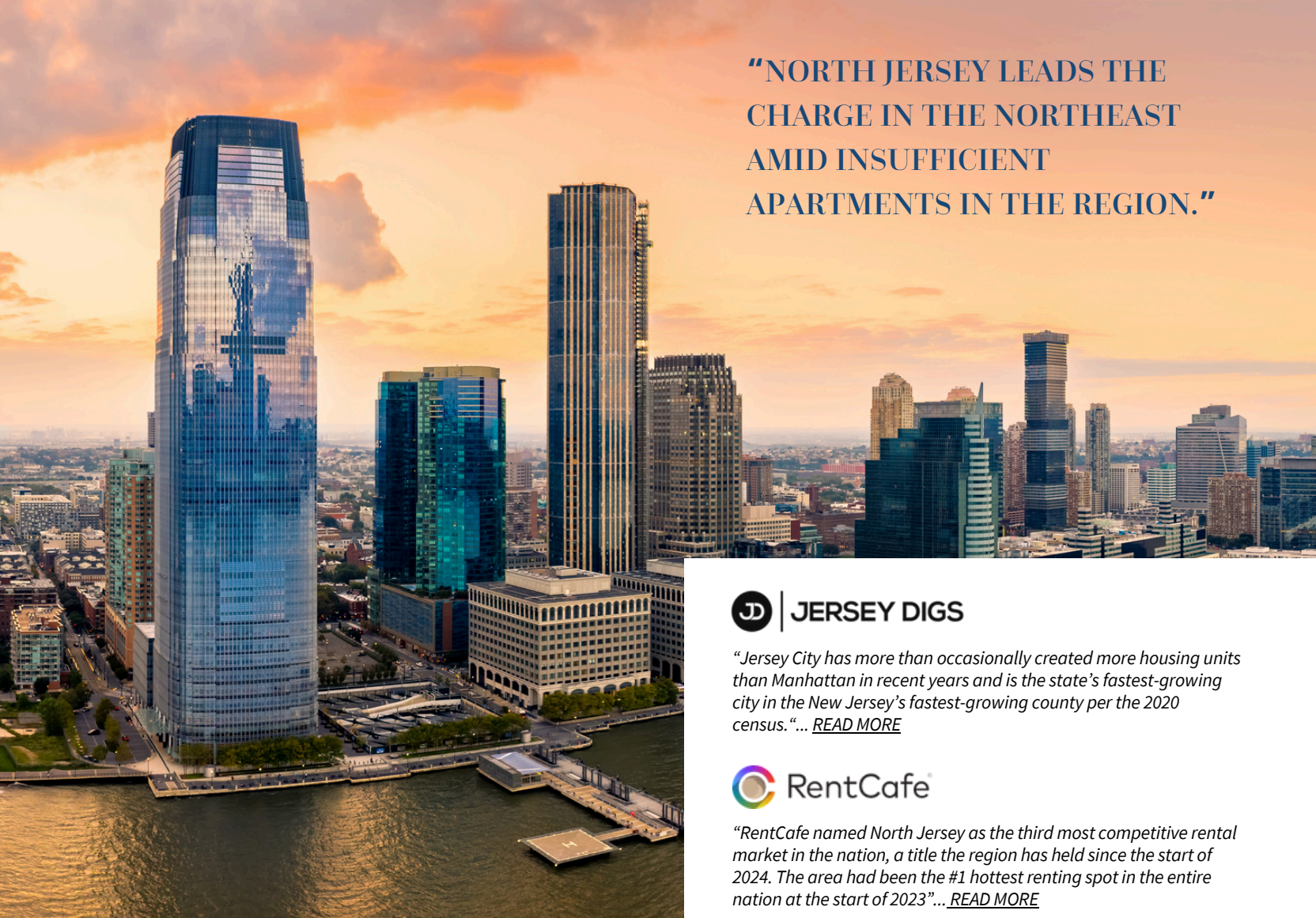
2. 90 COLUMBUS (NYIF COLUMBUS)
Total EB-5: \$45 million / 90 investors
Developers: Ironstate & Panepinto
Repaid in full: 2022
Job created: 2,004

3. 235 GRAND (NYIF GRAND)
Total EB-5: \$45 million / 90 investors
Developers: Ironstate & KRE
Repaid in full: 2023
Job created: 1,506

4. JOURNAL SQUARE URBY (NYIF JOURNAL SQ)
Total EB-5: \$23 million / 46 investors
Developers: Ironstate & Panepinto
Estimated Job creation: 900
Leasing now

5. 499 SUMMIT (NYIF JERSEY CITY)
Total EB-5: \$76 million / 95 investors
Developers: Panepinto
Estimated Job creation: 2,343
Under construction

6. 808 PAVONIA (NYIF JERSEY CITY TOWERS)
Total EB-5: \$116 million / 145 investors
Developers: KRE & Ironstate & Panepinto & AJD
Estimated Job creation: 2,243
Under construction soon



“NORTH JERSEY LEADS THE CHARGE IN THE NORTHEAST AMID INSUFFICIENT APARTMENTS IN THE REGION.”

JERSEY DIGS

“Jersey City has more than occasionally created more housing units than Manhattan in recent years and is the state’s fastest-growing city in the New Jersey’s fastest-growing county per the 2020 census. “... [READ MORE](#)

RentCafe

“RentCafe named North Jersey as the third most competitive rental market in the nation, a title the region has held since the start of 2024. The area had been the #1 hottest renting spot in the entire nation at the start of 2023”... [READ MORE](#)

RENTAL BOOM

JERSEY CITY'S HIGH DEMAND ENSURES FULL OCCUPANCY

Jersey City continues to be one of the most competitive rental markets in the U.S., with high demand driving rapid leasing of new units. The city's popularity is fueled by its proximity to New York City, strong job growth, and attractive amenities, making it a top choice for renters. Despite the steady influx of new rental developments, demand consistently exceeds supply, ensuring that units are quickly occupied. This sustained demand makes Jersey City a reliable location for real estate investments, as rental properties are likely to attract tenants without long vacancies.

MARKETS AT THE START OF 2024

Rank	Market	Competitive Score	Average Vacant Days	Occupied Apartments	Prospective Renters	Lease Renewal Rate	Share of New Units
1.	Miami-Dade, FL	91.9	36	96.5%	14	73.4%	0.97%
2.	Milwaukee, WI	87.0	37	95.1%	9	72.3%	0.53%
3.	North Jersey, NJ	85.4	38	95.8%	9	73.1%	0.51%
4.	Suburb. Chicago, IL	85.3	37	95.0%	10	68.2%	0.51%
5.	Grand Rapids, MI	84.5	39	95.1%	6	76.6%	0.27%

MARKETS AT THE START OF 2023

Rank	Market	Competitive Score	Average Vacant Days	Occupied Apartments	Prospective Renters	Lease Renewal Rate	Share of New Units
1.	North Jersey, NJ	115	34	96.6%	12	72.2%	0.3%
2.	Miami-Dade, FL	112	33	97.1%	20	70.9%	1.2%
3.	Harrisburg, PA	111	38	95.8%	11	75.8%	0.0%
4.	Grand Rapids, MI	111	32	96.0%	9	73.7%	0.1%
5.	Omaha, NE	108	27	96.4%	11	66.6%	0.3%

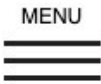
Source: RentCafe analysis of Yardi Matrix data

PROJECT HIGHLIGHT

POMPIDOU JERSEY CITY

On September 25th, 2024, the Jersey City Council announced the new Centre Pompidou x Jersey City Museum will be located in the Jersey City Towers project. Located in Paris France, the Centre Pompidou is a cultural center that houses a museum, library, cinemas, theaters and more. Notably, it is home to the National Museum of Modern Art, which has the second largest international collection of modern and contemporary art in the world. Our project will house the second location for the Centre Pompidou and become a destination for tourists and art enthusiasts the from around the world. This partnership not only enhances Jersey City's cultural landscape but also delivers significant benefits. A 30-year tax abatement along with 181 additional parking spaces. This is the first tax abatement given out by Jersey City in 7 years. In addition, the Pompidou Museum will increase visibility of the project, driving higher rental traffic and higher rents.

As a result, our third party appraisal reflected a \$45m increase in valuation from \$370m to \$415m.



WHITEHOT MAGAZINE
OCTOBER 2024
"THE BEST ART IN THE WORLD"

Jersey City is Positioned to Become a Global Arts Hub



Pompidou. Credit: City of Jersey City.

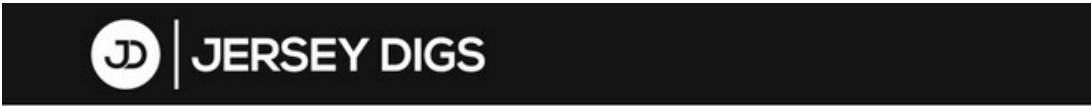
By KENDALL KRANTZ October 6, 2024

September’s Jersey City Council meeting on the Pompidou Jersey City project was less about art and more about a clash of visions for the city's future. For six hours straight, community members made a range of cases before the council, on a 30-year tax abatement granted to the KRE Group in exchange for 100,000 square feet of space in a rapidly developing area called Journal Square. That space will likely be filled by a satellite museum, Centre Pompidou x Jersey City. At the City Council podium, the residents of Jersey City called for amenities such as parks, homeless shelters, affordable housing, and investment into the school system, among other line items which, in their opinion, could be paid for with the money lost to the tax abatement. The tragedy of displacement due to gentrification was heavy in the air for much of the night.

HIGH RISE TOWERS WITH CULTURAL AMENITIES

he Journal Square project introduces two high-rise towers with residential units, art-focused spaces, and public plazas, aiming to enhance the community. Featuring an art walk and Pompidou Museum-inspired areas, this development is set to create a vibrant atmosphere. Approved tax incentives allow for taller buildings and additional cultural appeal to the area.

[READ MORE](#)



Home > Jersey City > \$48.5M Deal Sets the Stage for Massive Journal Square Redevelopment with Two...

Art Development Jersey City Museum

\$48.5M Deal Sets the Stage for Massive Journal Square Redevelopment with Two Towers and Art Walk

By Chris Fry - October 23, 2024



Full project rendering. Image via New York Immigration Fund.

The stage is set for yet another massive Journal Square project to commence construction as about two acres of land has been transferred to Kushner Real Estate (KRE) with approvals in place for two towers, an art walk, and a possible end to Jersey City's Pompidou saga.

AT NYIF, WE START STRONG, FINISH STRONGER


EB5 investors have 2 primary goals: Permanent Green Card & 100% return of investment. Since inception in 2010, NYIF has an Audited 100% successful track record with BOTH. NYIF has never failed even during challenging economic conditions including Covid 19, increased inflation and the higher interest rate environment.

Projects:	18	EB5 Fund Raised:	\$500M+
Projects In Construction / Fundraising:	3	Total Project Cost:	\$5B+
Projects Construction Completed:	15	Jobs Created:	20,000+
Projects Repaid:	13	I-526 Approval:	2,500+
Project Approval:	100%	I-829 Approval:	1,000+

Projects that Incurred Financial Loss :	None
Shareholders or Project Litigation:	None

NYIF SUCCESSFUL PROJECTS

18 PROJECTS - 0 FAILURES




NYIF Knickerbocker Hotel

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Times Square Hotel

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Park Avenue Hotel

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Central Park Hotel

Construction Completed

I-526 Approved

I-829 Approved


Repaid



NYMOF Holdings LIC

Construction Completed

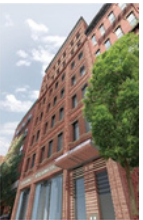
Repaid



NYMOF Holdings Brooklyn

Construction Completed

Repaid




NYIF Central Park

Construction Completed

I-526 Approved

I-829 Filing



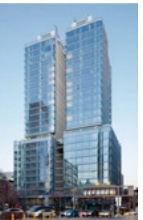
NYIF Gramercy

Construction Completed

I-526 Approved

I-829 Filed

Repaid




NYIF Soho

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Surf Avenue

Construction Completed

I-526 Approved

I-829 Filing




NYIF Ironstate Navy Pier

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Remsen

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Livingston

Construction Completed

I-526 Approved

I-829 Approved


Repaid



NYIF Columbus

Journal Square URBV

Under Construction




NYIF Columbus

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Grand

Construction Completed

I-526 Approved

I-829 Approved

Repaid




NYIF Jersey City

Under Construction

I-526E Filed

I-956F Approved

Sold Out



NYIF Jersey City Towers

Construction Started

I-526E Filed

I-956F Approved

Fundraising

Current Project

THANKS TO OUR SENIOR LENDERS & BORROWER PARTNERS

Maintaining a Clean Record: No Defaults or Lawsuits Since Inception (2010).

J.P.Morgan

BANK OF AMERICA

WELLS FARGO

PNC

M&T Bank

POPULAR

FORTRESS

STARWOOD CAPITAL GROUP

BD HOTELS

Scotiabank.

中國銀行 BANK OF CHINA

AIG

Northwestern Mutual

PACIFIC LIFE

KENNEDY WILSON

KRE

IRONSTATE

ped

RLJ LODGING TRUST

MOINIAN

Quinlan Development Group LLC

alfa development

WZZI

HALPERN

CINDAT

PANEPINTO DEVELOPMENT

AD



Gus Garcia, CEO
 Garcorp International 17 | Main Office: Santo Domingo, Dominican Republic
 Tel: 202 922 0018
 Email: Garcorp17@aol.com | www.garcorpinternational.com

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"Rule No. 1: Never lose money.
 Rule No. 2: Never forget rule No. 1."
Warren Buffett