



COMPARATIVE MARKET ANALYSIS

2013 Q1 1 bedroom 1bath Luxury Condos Sold Downtown JC

Prepared for:

Perspectives

NJ

Wednesday, November 12, 2014

Prepared By:

ALEX BAO

WEICHERT REALTORS

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AGENT RESUME

Dear Perspective Buyers and Sellers,

I am very experienced in condo sales in Jersey City / Hoboken. With great local knowledge of every condo buildings' details, pros and cons, I will be able to help you analyze and make sound decisions.

For your information, I have compiled condos sold data in downtown Jersey City (Zip 07302) on a regular quarterly basis. You will find separate reports on 1br/1bath and 2bd/2bath condos.

CMA SUMMARY show all condos sold with contract dates in the reporting quarter.

COMPARABLE S show more information of each condo listed in the Summary.

- address
- unit #
- square feet
- listing price (LP)
- sold price (SP)
- contract date
- date on market (DOM)
- monthly fee (HOA)
- recent tax
- description

If you have any questions, feel free to contact me.

Warm regards,

Alex Bao

Sales Associate

Weichert Realtos Jersey City Downtown Office

273 Grove St.

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$724,900	\$260,000	\$474,412	\$482,388
SP:	\$715,000	\$250,000	\$463,438	\$466,000

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
689 LUIS M MARIN BLVD	1	1	925	1/4/2013	37	\$260,000	\$250,000
689 MARIN BLVD	1	1	902	3/13/2013	109	\$262,000	\$254,000
205 10TH ST	1	1	783	1/4/2013	5	\$285,000	\$275,000
88 MORGAN ST	1	1	765	1/23/2013	33	\$365,000	\$350,000
65 2ND ST	1	1	765	2/28/2013	11	\$354,000	\$354,000
1 GREENE ST	1	1	845	2/22/2013	94	\$379,000	\$360,000
158 WAYNE ST	1	1	899	3/21/2013	157	\$375,000	\$375,000
279 5TH ST	1	1	1127	1/18/2013	45	\$399,000	\$380,000
158 WAYNE ST	1	1	842	3/21/2013	47	\$375,000	\$390,000
227 CHRISTOPHER COLUMBUS DR	1	2	950	2/28/2013	24	\$410,000	\$400,000
25 HUDSON ST	1	1	929	2/28/2013	17	\$420,000	\$410,588
65 2ND ST	1	1	743	3/20/2013	28	\$449,000	\$427,500
140 BAY ST	1	1	1200	2/5/2013	61	\$445,000	\$443,000
88 MORGAN ST	1	1	843	3/28/2013	29	\$479,888	\$450,000
201 LUIS M MARIN BLVD	1	1	902	3/15/2013	13	\$430,000	\$451,000
20 NEWPORT PARKWAY	1	1	780	3/8/2013	8	\$499,000	\$458,000
10 REGENT ST	1	1	939	3/21/2013	62	\$475,000	\$465,000
389 WASHINGTON ST	1	1	710	2/6/2013	26	\$475,000	\$465,000
232 PAVONIA AVE	1	1	993	3/15/2013	69	\$469,000	\$467,000
1 SHORE LANE	1	1	800	3/29/2013	152	\$499,000	\$470,000
88 MORGAN ST	1	1	837	3/27/2013	29	\$498,888	\$475,000
20 NEWPORT PARKWAY	1	1	780	3/21/2013	8	\$489,000	\$478,000
20 NEWPORT PARKWAY	1	1	780	3/12/2013	31	\$499,000	\$478,800
1 SHORE LANE	1	1	840	3/15/2013	8	\$489,000	\$480,000
88 MORGAN ST	1	1	792	1/16/2013	16	\$484,888	\$488,888
25 HUDSON ST	1	1	845	3/28/2013	69	\$499,500	\$497,000
232 PAVONIA AVE	1	2	1116	3/14/2013	53	\$499,000	\$499,000
25 HUDSON ST	1	1	922	2/22/2013	31	\$525,000	\$530,000
232 PAVONIA AVE	1	2	1195	2/14/2013	64	\$539,000	\$535,000
88 MORGAN ST	1	1	807	1/7/2013	304	\$589,888	\$555,000
159 2ND ST	1	2	1350	3/19/2013	245	\$589,000	\$565,000
88 MORGAN ST	1	1	807	3/13/2013	116	\$599,888	\$572,000

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

This CMA is not an appraisal and should not be considered the equivalent of an appraisal. Price reflected on CMA may include adjustments. Information herein deemed reliable but not guaranteed. Copyright: 2012 by Hudson County MLS.

CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
2 2ND ST	1	1	800	3/15/2013	26	\$599,000	\$595,000
2 2ND ST	1	2	944	3/12/2013	44	\$659,000	\$650,000
25 HUDSON ST	1	1	911	3/6/2013	18	\$689,000	\$675,000
174 WASHINGTON ST	1	2	1305	3/13/2013	85	\$724,900	\$715,000
Total Listings					Avg	Avg	Avg
36					60	\$474,412	\$463,438

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COMPARABLE REPORT



MLS # 120002041

Address 689 LUIS M MARIN BLVD

Price \$250,000

Adj Price \$250,000

Address	689 LUIS M MARIN BLVD	Days On Market	37
Unit Number	901	MoMaintFee	\$716
Sq Feet	925	Taxes	\$5,000
Ask Price	\$260,000		
Sold Price	\$250,000		
Closing Date	1/4/2013		

Ad Rmks: "Straddling the Hoboken/Jersey City border, this Soho-style condo in doorman building features high, lofted ceilings, custom built-in shelving with dental crown molding, stylish glass-block wall, exposed duct work, track lighting, ceiling fans, W/D in unit and hard wood floors throughout. The newer kitchen features granite countertops, metallic slate tile backsplash, SS appliances, 42" cabinets, suspended pot rack, disposal, plus ample counter and storage space. Bldg. features gym, dog walk area. Pkg. avail



MLS # 120007756

Address 689 MARIN BLVD

Price \$254,000

Adj Price \$254,000

Address	689 MARIN BLVD	Days On Market	109
Unit Number	801	MoMaintFee	\$580
Sq Feet	902	Taxes	\$6,298
Ask Price	\$262,000		
Sold Price	\$254,000		
Closing Date	3/13/2013		

Ad Rmks: Stunning SOHO-Style Lofts 1 bedroom with soaring 18' foot ceilings - pristine white floors and walls are the perfect background for the oak kitchen with granite counters with breakfast bar, pendant lighting and stainless steel appliances, step up alcove with bay windows, architectural detailing, glass block wall in bedroom with large closet, utility room with washer and dryer, modern bath, Stylish lobby, gym, 24 Hour doorman & concierge make this a great residence. Convenient to everything.



MLS # 120011625

Address 205 10TH ST

Price \$275,000

Adj Price \$275,000

Address	205 10TH ST	Days On Market	5
Unit Number	6U	MoMaintFee	\$440
Sq Feet	783	Taxes	\$7,033
Ask Price	\$285,000		
Sold Price	\$275,000		
Closing Date	1/4/2013		

Ad Rmks: Welcome home to The Park Hamilton in historic downtown Jersey City. Unit faces southeast with views of NYC from its large private outdoor terrace, boast hardwood floors, an open living/dining room, and plenty of closet space to include a walk-in 24 hour doorman and elevator building complete with an exercise room and laundry room. Blocks to historic Hamilton Park, Holland Tunnel, and PATH. Pets OK. Parking as available for a fee.

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COMPARABLE REPORT



MLS # 120012817
Address 88 MORGAN ST
Price \$350,000
Adj Price \$350,000

Address	88 MORGAN ST	Days On Market	33
Unit Number	204	MoMaintFee	\$576
Sq Feet	765	Taxes	\$7,873
Ask Price	\$365,000		
Sold Price	\$350,000		
Closing Date	1/23/2013		

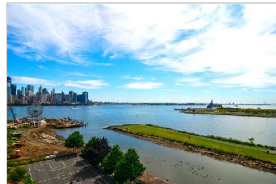
Ad Rmks: Spacious 756SF studio condo in Trump Plaza, can be converted to a 1 bedroom. Home features granite countertops, SS appliances, espresso cabinetry, breakfast bar, HW flooring, WD, and generous closet space. Luxury building loaded with amenities: 24HR doorman and concierge, spa with steam room and sauna, fitness center, outdoor pool and sundeck, virtual golf, billiard room, playground, dry cleaner and convenience store on premises. Close to PATH, light rail & ferry to NYC. On site rental parking is available.



MLS # 130001656
Address 65 2ND ST
Price \$354,000
Adj Price \$354,000

Address	65 2ND ST	Days On Market	11
Unit Number	605	MoMaintFee	\$531
Sq Feet	765	Taxes	\$7,200
Ask Price	\$354,000		
Sold Price	\$354,000		
Closing Date	2/28/2013		

Ad Rmks: Waterfront living at its best awaits you in this 1 bedroom with open floor plan. The southern exposure provides abundant sunlight. Fully equipped kitchen w/breakfast, parquet flooring, large b/r w/custom closets, washer and dryer + 1 parking spot included. Maintenance includes 24 hr concierge, elevators, pool, gym, alarm system, internet, direct tv, hot water, pool w/sundeck, barbecue area w/benches, gym, community room, business ctr, kids playroom & shuttle bus to PATH



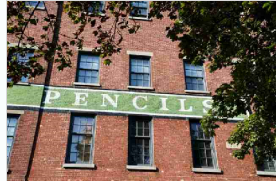
MLS # 120010627
Address 1 GREENE ST
Price \$360,000
Adj Price \$360,000

Address	1 GREENE ST	Days On Market	94
Unit Number	605	MoMaintFee	\$534
Sq Feet	845	Taxes	\$7,613
Ask Price	\$379,000		
Sold Price	\$360,000		
Closing Date	2/22/2013		

Ad Rmks: Desirable Clermont Cove is the setting for this appealing 1 bedroom unit with spectacular views of lower Manhattan and New York Harbor, while enjoying balmy breezes from the terrace off the living room. The unusually large bathroom features hookups for a washer and dryer and the bedroom offers a charming sleep alcove and ample room for dressers, armoire and more. A huge entry closet makes storage a breeze. Pristine, fully

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COMPARABLE REPORT



MLS # 120009653
Address 158 WAYNE ST
Price \$375,000
Adj Price \$375,000

Address	158 WAYNE ST	Days On Market	157
Unit Number	320A	MoMaintFee	\$506
Sq Feet	899	Taxes	\$6,563
Ask Price	\$375,000		
Sold Price	\$375,000		
Closing Date	3/21/2013		

Ad Rmks: The Residences at Dixon Mills you will experience the timeless appeal of industrial chic with modern amenities to create an extraordinarily unique lifestyle opportunity. The Club at Dixon Mills is 8,000 sqft multi-use lifestyle center with fitness Center, Exercise Room, All-Purpose Sports court, Locker Rooms, Lounge with Fireplace & Cinema-Style Screening Room. The residences offer hardwood floors, oversized windows and ceiling heights ranging from 9-12 ft.



MLS # 120012554
Address 279 5TH ST
Price \$380,000
Adj Price \$380,000

Address	279 5TH ST	Days On Market	45
Unit Number	1	MoMaintFee	\$443
Sq Feet	1127	Taxes	\$8,123
Ask Price	\$399,000		
Sold Price	\$380,000		
Closing Date	1/18/2013		

Ad Rmks: Whether you are seeking the best that Downtown Jersey City has to offer or a quick commute to Manhattan, this studio apartment with a separate work space and garage located in the Hamilton Park Section of Downtown Jersey City gives you access to it all, which can be converted into a 1 bedroom. Time spent at home is equally incredible with light filled and luxurious living space and your own private lush landscaped courtyard for enjoying the outdoors.



MLS # 130000049
Address 158 WAYNE ST
Price \$390,000
Adj Price \$390,000

Address	158 WAYNE ST	Days On Market	47
Unit Number	123A	MoMaintFee	\$472
Sq Feet	842	Taxes	\$6,500
Ask Price	\$375,000		
Sold Price	\$390,000		
Closing Date	3/21/2013		

Ad Rmks: The Residences at Dixon Mills you will experience the timeless appeal of industrial chic with modern amenities to create an extraordinarily unique lifestyle opportunity. The Club at Dixon Mills is 8,000 sqft multi-use lifestyle center with fitness Center, Exercise Room, All-Purpose Sports court, Locker Rooms, Lounge with Fireplace & Cinema-Style Screening Room. The residences offer hardwood floors, oversized windows and ceiling heights ranging from 9-12 ft.

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COMPARABLE REPORT



MLS # 120012752
Address 227 CHRISTOPHER COLUMBUS DR
Price \$400,000
Adj Price \$400,000

Address	227 CHRISTOPHER COLUMBUS DR	Days On Market	24
Unit Number	414B	MoMaintFee	\$544
Sq Feet	950	Taxes	\$7,800
Ask Price	\$410,000		
Sold Price	\$400,000		
Closing Date	2/28/2013		

Ad Rmks: Stunning 2 story 1 bedroom 1.5 bath condo located in Jersey City. Customized unit upgraded with stainless steel appliances. double oven, Large laundry with full size dryer. Deeded indoor parking. Hardwood Floors through out. Complex features Fitness center, Basketball Court, Media room, Sauna, Children's playroom. Private terrace featuring NYC views. With seconds to train, bus, and path stations.



MLS # 130000178
Address 25 HUDSON ST
Price \$410,588
Adj Price \$410,588

Address	25 HUDSON ST	Days On Market	17
Unit Number	110	MoMaintFee	\$519
Sq Feet	929	Taxes	\$8,200
Ask Price	\$420,000		
Sold Price	\$410,588		
Closing Date	2/28/2013		

Ad Rmks: Luxurious 1br/1ba located on the Jersey City waterfront. This first floor corner unit features a terrace with a southern view of the Hudson River, Ellis Island and Statue of Liberty during the fall and winter months. It's very close to the PATH and NY Ferry. Prewired for surround sound.



MLS # 130000095
Address 65 2ND ST

Address	65 2ND ST	Days On Market	28
Unit Number	2108	MoMaintFee	\$492
Sq Feet	743	Taxes	\$6,801
Ask Price	\$449,000		
Sold Price	\$427,500		
Closing Date	3/20/2013		

Ad Rmks: This Property at the Portofino has Gorgeous views of NY city , includes 1bd 1bath washer/dryer in unit, and that's not all... building amenities include 24 hr concierge, gym, community room, pool with sundeck, garage parking, playroom, high speed internet and more!

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COMPARABLE REPORT



MLS # 120012080
Address 140 BAY ST
Price \$443,000
Adj Price \$443,000

Address	140 BAY ST	Days On Market	61
Unit Number	3D	MoMaintFee	\$480
Sq Feet	1200	Taxes	\$6,000
Ask Price	\$445,000		
Sold Price	\$443,000		
Closing Date	2/5/2013		

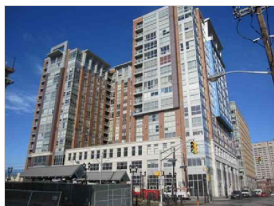
Ad Rmks: Condo @ J. Leo Cooke Warehouse on Bay Street. Spacious 1200sf true 1BR condo in heart of historic Power House Arts District. Artists Loft like w/added benefit a true 1BR. Open-layout w/lrg walk-in closet & oversized laundry, contemporary kit w/SS appl, sep dining alcove, & lrg living space w/8ft tall windows & 12ft ceilings. BR w/2 windows, blt in closet, 12ft ceilings. Trane HVAC. Bth w/white subway tiles/tub/shwr. 20yr tax abatement. Low maint. Fee, 2blks from PATH, downtown,shopping,5 mins to NYC.



MLS # 130001577
Address 88 MORGAN ST
Price \$450,000
Adj Price \$450,000

Address	88 MORGAN ST	Days On Market	29
Unit Number	1101	MoMaintFee	\$635
Sq Feet	843	Taxes	\$8,574
Ask Price	\$479,888		
Sold Price	\$450,000		
Closing Date	3/28/2013		

Ad Rmks: TRUMP LIKE NEVER BEFORE!! 24 Hour Doorman and Concierge. Fitness Center, Billiards Parlor, Virtual Golf Simulator, Dining Room and Screening Room. Outdoor Heated Pool and Sun Deck. Indoor Aqua Grotto Spa with Sauna and Steam Room. Impressive Views of the Manhattan Skyline. New York Harbor, Statue of Liberty, and Hudson River. 1, 2, & 3 Bedroom Homes available.



MLS # 130000091
Address 201 LUIS M MARIN BLVD
Price \$451,000
Adj Price \$451,000

Address	201 LUIS M MARIN BLVD	Days On Market	13
Unit Number	702	MoMaintFee	\$426
Sq Feet	902	Taxes	\$6,000
Ask Price	\$430,000		
Sold Price	\$451,000		
Closing Date	3/15/2013		

Ad Rmks: Wonderful opportunity to own a spacious - over 900 sq ft - one bedroom condo in Gulls Cove. This home has an open upgraded kitchen complete with stainless steel appliances, granite countertops and breakfast bar. Oversized dining and living room area with floor to ceiling windows. Chic tiled bathroom. Generously sized bedroom complete with custom closet and opens to balcony. One parking space is available for sale for \$30k with the sale of this condo. Bosch washer and dryer. Mtce inc cable and internet.

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COMPARABLE REPORT



MLS # 120013812
Address 20 NEWPORT PARKWAY
Price \$458,000
Adj Price \$458,000

Address	20 NEWPORT PARKWAY	Days On Market	8
Unit Number	1506	MoMaintFee	\$442
Sq Feet	780	Taxes	\$7,861
Ask Price	\$499,000		
Sold Price	\$458,000		
Closing Date	3/8/2013		

Ad Rmks: Your *choice* 1-Bedroom home at the highly sought-after Shore Club Condominiums is here! Stunning unit with high-end finishes, maple cabinetry, granite counters, stainless steel appliances. Comes with your very own private terrace & floor-to-ceiling windows that offer southeast view of NYC and Downtown Jersey City. The Shore Club is a full amenity community that offers all the *musts* and *wants* you are looking for in luxury living.



MLS # 120013011
Address 10 REGENT ST
Price \$465,000
Adj Price \$465,000

Address	10 REGENT ST	Days On Market	62
Unit Number	613	MoMaintFee	\$420
Sq Feet	939	Taxes	\$7,663
Ask Price	\$475,000		
Sold Price	\$465,000		
Closing Date	3/21/2013		

Ad Rmks: The Sutton building offers much to the sophisticated buyer. Pool, gym, theater room, concierge and so much more. Smart Home Technology is a signature feature of this sought after complex. The unit 613 is a corner unit that has a spectacular sunlight. The layout is ideal for entertaining with eastern and north views. Feel the energy.



Address	389 WASHINGTON ST	Days On Market	26
Unit Number	12G	MoMaintFee	\$411
Sq Feet	710	Taxes	\$7,000
Ask Price	\$475,000		
Sold Price	\$465,000		
Closing Date	2/6/2013		

Ad Rmks: Spectacular 1 BR1 Bath Condo in the New 'A' Condominiums Hi-Rise. Enjoy spectacular NYC & Hudson River views, stunning high-end finishes, gourmet kitchen, designer bathroom, in-unit washer/dryer. Maintenance includes Heat, Hot Water & Gas, Doorman, Concierge services, Gym, Community Lounge & Patio! Unit includes 1 over sized

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COMPARABLE REPORT



MLS # 120012691
Address 232 PAVONIA AVE
Price \$467,000
Adj Price \$467,000

Address	232 PAVONIA AVE	Days On Market	69
Unit Number	410	MoMaintFee	\$433
Sq Feet	993	Taxes	
Ask Price	\$469,000		
Sold Price	\$467,000		
Closing Date	3/15/2013		

Ad Rmks: Gorgeous 1 Bed & 1 Bath in the highly sought-after Hamilton Square. The apartment further boasts high ceilings, chef's kitchen with ss appliances, recycled glass countertops and limestone tile backsplash, spa-like bathrooms with radiant heat floors, Bosch washer & dryer, Trane's central AC/heating and stone window sills. Hamilton Square offers full-time doorman, common outdoor spaces including roof terrace & courtyard and advanced sound proofing. There are great retail stores and a health club with pool.



MLS # 120010971
Address 1 SHORE LANE
Price \$470,000
Adj Price \$470,000

Address	1 SHORE LANE	Days On Market	152
Unit Number	1006	MoMaintFee	\$424
Sq Feet	800	Taxes	
Ask Price	\$499,000		
Sold Price	\$470,000		
Closing Date	3/29/2013		

Ad Rmks: Beautiful Open Layout large 1Bd w/Balcony. Floor to ceiling windows funnel abundant amounts of sunshine in. Gourmet kitchen features Kitchen Aid Architect appliances, Italian Paperino porcelain floors, granite countertops and custom oak cabinetry. Bathroom has Italian Topolino tiling and a rainforest showerhead. AC, Heat, Gas, Water and Hot water utilities are included in the monthly rent, except the electricity. 5 Min distance to Newport Path, Starbucks coffee shop, Morgan William Supermarket, Restaurants



MLS # 130001574
Address 88 MORGAN ST

Address	88 MORGAN ST	Days On Market	29
Unit Number	902	MoMaintFee	\$631
Sq Feet	837	Taxes	\$8,914
Ask Price	\$498,888		
Sold Price	\$475,000		
Closing Date	3/27/2013		

Ad Rmks: TRUMP LIKE NEVER BEFORE!! 24 Hour Doorman and Concierge. Fitness

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COMPARABLE REPORT



MLS # 130000752
Address 20 NEWPORT PARKWAY
Price \$478,000
Adj Price \$478,000

Address	20 NEWPORT PARKWAY	Days On Market	8
Unit Number	2206	MoMaintFee	\$443
Sq Feet	780	Taxes	\$7,314
Ask Price	\$489,000		
Sold Price	\$478,000		
Closing Date	3/21/2013		

Ad Rmks: Bright, South facing 1 Bd/1 Ba condo at The Shore Club with NYC and Hudson River views. Floor-to-ceiling windows, open layout, HW floors, 45 sq ft. private balcony, and plenty of natural sunlight. Close to Newport Green Park, PATH, ferry to NYC, light rail, shopping and restaurants. Enjoy access to penthouse level amenities: residents lounge, fitness room, children's room, terrace and jacuzzi.



MLS # 120013095
Address 20 NEWPORT PARKWAY
Price \$478,800
Adj Price \$478,800

Address	20 NEWPORT PARKWAY	Days On Market	31
Unit Number	2006	MoMaintFee	\$443
Sq Feet	780	Taxes	\$7,876
Ask Price	\$499,000		
Sold Price	\$478,800		
Closing Date	3/12/2013		

Ad Rmks: Sunny South facing 1 bedroom in the Shore Condo. Condo features balcony, granite counter-tops, SS appliances, Brazilian cherry floors and floor-to-ceiling windows. Building amenities include fitness center, sauna, jacuzzi, roof-top deck, and 24-hr doorman. On-site parking for \$200/month.



MLS # 130000609
Address 1 SHORE LANE
Price \$480,000
Adj Price \$480,000

Address	1 SHORE LANE	Days On Market	8
Unit Number	1505	MoMaintFee	\$445
Sq Feet	840	Taxes	\$7,800
Ask Price	\$489,000		
Sold Price	\$480,000		
Closing Date	3/15/2013		

Ad Rmks: Wonderful 840 Sq/Ft home in luxurious Shore Club with river and NYC views and a desirable open layout. Great natural light with floor to ceiling windows and updated track lighting. Unit features 60 sq/ft terrace, granite counter tops, SS appliances and a custom integrated surround sound system. Luxury building amenities include fitness center,

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COMPARABLE REPORT



MLS # 120012709
Address 88 MORGAN ST
Price \$488,888
Adj Price \$488,888

Address	88 MORGAN ST	Days On Market	16
Unit Number	2903	MoMaintFee	\$592
Sq Feet	792	Taxes	\$9,770
Ask Price	\$484,888		
Sold Price	\$488,888		
Closing Date	1/16/2013		

Ad Rmks: Enjoy the Trump Plaza West, 88 Morgan Street, Jersey City's premier address. See why so many sophisticated people call this magnificent building home. The friendly doormen and concierge staff welcome you to a lifestyle synonymous with a refined living and exquisite taste. The 40,000 square foot amenities floor is impressive and serves as an extension of your home. Enjoy the ever so popular heated outdoor pool, the fun filled game room, the tranquility of the indoor whirlpool grotto and sauna and much more



MLS # 120013402
Address 25 HUDSON ST
Price \$497,000
Adj Price \$497,000

Address	25 HUDSON ST	Days On Market	69
Unit Number	611	MoMaintFee	\$473
Sq Feet	845	Taxes	\$8,000
Ask Price	\$499,500		
Sold Price	\$497,000		
Closing Date	3/28/2013		

Ad Rmks: Location! Location! Location! This terrific 1 Bedroom sits at the waters edge next to Goldman Sachs building and the JC marina. Only one stop to NYC! It offers a spacious open feel with extra large closets, hardwood floors, marble baths and stainless steel kitchen appliances. All this PLUS a parking spot!! Liberty Terrace amenities include: on-site gym, access to rooftop pool, business center, lounge, play area and 24hr concierge.



MLS # 120012874
Address 232 PAVONIA AVE
Price \$499,000
Adj Price \$499,000

Address	232 PAVONIA AVE	Days On Market	53
Unit Number	514	MoMaintFee	\$499
Sq Feet	1116	Taxes	
Ask Price	\$499,000		
Sold Price	\$499,000		
Closing Date	3/14/2013		

Ad Rmks: Stunning home facing South. This 1 BR, 1.5 Bath home includes stainless appliances, rift cut oak and glass cabinets with crystallized recycled glass countertops. Homes have tiger-strand bamboo floors, Bosch washer/dryer, spa-like baths with radiant heated floors, access to roofdeck with BBQ grills, kitchen. Hamilton Square also offers full-time doorman, common outdoor spaces including roof terrace & courtyard and advanced sound proofing. There are great retail stores, a health club and pool downstairs!

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COMPARABLE REPORT



MLS # 120013323
Address 25 HUDSON ST
Price \$530,000
Adj Price \$530,000

Address	25 HUDSON ST	Days On Market	31
Unit Number	501	MoMaintFee	\$516
Sq Feet	922	Taxes	\$11,110
Ask Price	\$525,000		
Sold Price	\$530,000		
Closing Date	2/22/2013		

Ad Rmks: Amazing waterfront location now available in Downtown Jersey City's most desirable neighborhood! This 922 square foot one bedroom residence features floor to ceiling windows, hardwood floors, granite kitchen counters, stainless steel appliances including a Kitchen Aid range. A spa like master bath features a marble vanity and frameless glass shower enclosure! Liberty Terrace features a 24 hour doorman and is located in close proximity to the Exchange Place Path station and Ferry to NYC! 1 PARKING SPACE INC



MLS # 120011793
Address 232 PAVONIA AVE
Price \$535,000
Adj Price \$535,000

Address	232 PAVONIA AVE	Days On Market	64
Unit Number	316	MoMaintFee	\$533
Sq Feet	1195	Taxes	
Ask Price	\$539,000		
Sold Price	\$535,000		
Closing Date	2/14/2013		

Ad Rmks: Gorgeous 1 Bed & 1 Bath in the highly sought-after Hamilton Square. The apartment further boasts high ceilings, open chef's kitchen with ss appliances, recycled glass countertops and limestone tile backsplash, spa-like bathrooms with radiant heat floors, Bosch washer & dryer, Trane's central AC/heating and stone window sills. Hamilton Square offers full-time doorman, common outdoor spaces including roof terrace & courtyard and advanced sound proofing. There are great retail stores and a health club with pool



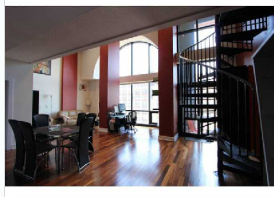
MLS # 120000596
Address 88 MORGAN ST
Price \$555,000
Adj Price \$555,000

Address	88 MORGAN ST	Days On Market	304
Unit Number	PH 6-2	MoMaintFee	\$608
Sq Feet	807	Taxes	\$10,543
Ask Price	\$589,888		
Sold Price	\$555,000		
Closing Date	1/7/2013		

Ad Rmks: TRUMP LIKE NEVER BEFORE!! 24 Hour Doorman and Concierge. Fitness Center, Billiards Parlor, Virtual Golf Simulator, Dining Room and Screening Room. Outdoor Heated Pool and Sun Deck. Indoor Aqua Grotto Spa with Sauna and Steam Room. Impressive Views of the Manhattan Skyline. New York Harbor, Statue of Liberty, and Hudson River. 1, 2, & 3 Bedroom Homes available.

Prepared by Alex Bao, Luxury Condos Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 120006079
Address 159 2ND ST
Price \$565,000
Adj Price \$565,000

Address	159 2ND ST	Days On Market	245
Unit Number	704	MoMaintFee	\$555
Sq Feet	1350	Taxes	
Ask Price	\$589,000		
Sold Price	\$565,000		
Closing Date	3/19/2013		

Ad Rmks: Unique South Facing Duplex In The Award Winning Waldo Lofts. Steel And Concrete Construction, Waldo Lofts Is Located In The Heart Of The Powerhouse Arts District And Features An Artist Inspired Entry Foyer And Full Gym. This Loft Style Home Features Dramatic Floor To Ceiling Windows, An Open Layout Of 1350 sqft With 20 ft Ceilings In The Living Area And A Balcony, Central Ac, Chestnut Hardwood Floors. Next To Shopping And Just Blocks To The Path. H/hw Included.



MLS # 120011929
Address 88 MORGAN ST
Price \$572,000
Adj Price \$572,000

Address	88 MORGAN ST	Days On Market	116
Unit Number	PH 6-5	MoMaintFee	\$608
Sq Feet	807	Taxes	\$10,722
Ask Price	\$599,888		
Sold Price	\$572,000		
Closing Date	3/13/2013		

Ad Rmks: TRUMP LIKE NEVER BEFORE!! 24 Hour Doorman and Concierge. Fitness Center, Billiards Parlor, Virtual Golf Simulator, Dining Room and Screening Room. Outdoor Heated Pool and Sun Deck. Indoor Aqua Grotto Spa with Sauna and Steam Room. Impressive Views of the Manhattan Skyline. New York Harbor, Statue of Liberty, and Hudson River. 1, 2, & 3 Bedroom Homes available.



MLS # 130000992
Address 2 2ND ST
Price \$595,000
Adj Price \$595,000

Address	2 2ND ST	Days On Market	26
Unit Number	3007	MoMaintFee	\$470
Sq Feet	800	Taxes	\$4,490
Ask Price	\$599,000		
Sold Price	\$595,000		
Closing Date	3/15/2013		

Ad Rmks: NO FURTHER SHOWINGS

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COMPARABLE REPORT



MLS # 120013345
Address 2 2ND ST
Price \$650,000
Adj Price \$650,000

Address	2 2ND ST	Days On Market	44
Unit Number	1506	MoMaintFee	\$552
Sq Feet	944	Taxes	
Ask Price	\$659,000		
Sold Price	\$650,000		
Closing Date	3/12/2013		

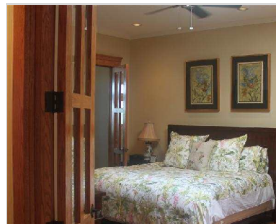
Ad Rmks: Crystal Point is the exclusive award-winning waterfront community of the Gold Coast. This 1 bedroom/1.5 bath home is flooded with light from its panoramic exposures. NYC view, huge walk-in closet in the Master bedroom, vein cut marble in your rare half bath, valet parking, custom cut Italian cabinetry from Pedini and world class amenities make this beautiful home a perfect package for the discerning homeowner. Smarthome-capable with custom audio.



MLS # 130000161
Address 25 HUDSON ST
Price \$675,000
Adj Price \$675,000

Address	25 HUDSON ST	Days On Market	18
Unit Number	702	MoMaintFee	\$509
Sq Feet	911	Taxes	\$8,975
Ask Price	\$689,000		
Sold Price	\$675,000		
Closing Date	3/6/2013		

Ad Rmks: Incredible 1 BR in true waterfront property. Not only the best view in the bldg., but one of the best, protected views of Downtown Manhattan in Jersey City! This amazing unit is flooded with light. Gorgeous finishes include stainless steel appliances and backsplash, granite countertops, hardwood floors throughout, spa-like bath and floor to ceiling windows. 1 Parking spot and gym included. Larger fitness center and pool available. Min. to Ferry, PATH and lightrail. This is definitely a must-see!



MLS # 120011795
Address 174 WASHINGTON ST
Price \$715,000
Adj Price \$715,000

Address	174 WASHINGTON ST	Days On Market	85
Unit Number	Pen-C	MoMaintFee	\$825
Sq Feet	1305	Taxes	\$11,514
Ask Price	\$724,900		
Sold Price	\$715,000		
Closing Date	3/13/2013		

Ad Rmks: Huge 4 rms, 1 bdrm + study rm penthouse- exclusive land mark Sugar House Bldg-one of the most prestigious bldgs in one of the most prestigious area (Paulos Hook)
â€” 24 hours Drmn, Spa, Prkg ,few minutes to ferry to N.Y.C , Path train, Light Rail, Shopping & Restaurants â€” Condo immac cond- high ceilings-sky lights, large windows, gas burning fire place- gourmet kitchen with vicking SS appliance- granite counter tops-wood

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