

COMPARATIVE MARKET ANALYSIS

2014 Q2 2 bedroom 2 bath Luxury Condos
Downtown Jersey City

Prepared for:

Prospective Buyers
NJ
Wednesday, November 12,
2014

Prepared By:

ALEX BAO

WEICHERT REALTORS
273 GROVE ST
JERSEY CITY, NJ 07302

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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.

Jersey City, NJ 07302

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CMA SUMMARY REPORT

CONDO-COOP Summary Statistics				
	HIGH	LOW	AVERAGE	MEDIAN
LP:	\$1,499,000	\$425,000	\$795,032	\$762,444
SP:	\$1,435,000	\$405,000	\$783,708	\$752,500

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
349 PAVONIA AVE	2	2	885	6/20/2014	159	\$425,000	\$405,000
347 VARICK ST	2	2	1196	7/15/2014	0	\$529,000	\$529,000
158 WAYNE ST	2	2	1251	8/21/2014	27	\$549,000	\$549,000
186 WAYNE ST	2	2	1210	5/19/2014	17	\$549,000	\$550,000
700 GROVE ST	2	2	1311	6/27/2014	22	\$565,000	\$567,500
700 GROVE ST	2	2	1350	7/30/2014	13	\$569,000	\$569,000
700 GROVE ST	2	2	1211	6/12/2014	65	\$580,000	\$570,000
700 GROVE ST	2	2	1306	7/2/2014	12	\$579,000	\$579,000
149 ESSEX ST	2	2	936	5/21/2014	41	\$579,900	\$584,000
149 ESSEX ST	2	2	936	5/30/2014	8	\$600,000	\$585,000
327 3RD ST	2	2	1164	6/2/2014	44	\$620,000	\$609,000
149 ESSEX ST	2	2	936	8/8/2014	6	\$619,000	\$615,000
45 RIVER DR SOUTH	2	2	1030	5/27/2014	15	\$529,000	\$618,000
149 ESSEX ST	2	2	950	6/30/2014	11	\$629,900	\$625,000
357 VARICK ST	2	2	1230	5/4/2014	9	\$624,000	\$634,000
330 1ST ST	2	2	1500	7/25/2014	163	\$699,000	\$665,000
10 REGENT ST	2	2	1189	7/25/2014	1	\$715,000	\$715,000
159 2ND ST	2	2	1659	8/15/2014	88	\$749,000	\$715,000
10 REGENT ST	2	2	1234	7/25/2014	39	\$735,000	\$717,500
10 REGENT ST	2	2	1234	7/29/2014	27	\$749,000	\$725,000
159 2ND ST	2	2	1415	7/10/2014	16	\$725,000	\$740,000
88 MORGAN ST	2	2	1147	7/14/2014	73	\$765,000	\$740,000
65 2ND ST	2	2	1105	6/2/2014	43	\$725,000	\$745,000
15 WARREN ST	2	2	1100	8/14/2014	15	\$750,000	\$750,000
65 2ND ST	2	2	1116	6/5/2014	3	\$789,000	\$755,000
222 MONTGOMERY ST	2	2	1275	7/7/2014	28	\$799,000	\$765,000
88 MORGAN ST	2	2	1100	5/7/2014	199	\$789,000	\$765,000
15 WARREN ST	2	2	1320	6/20/2014	33	\$799,000	\$800,000
88 MORGAN ST	2	2	1152	8/7/2014	2	\$759,888	\$815,000
83 BRIGHT ST	2	2	1650	7/14/2014	11	\$799,000	\$821,000
1 SHORE LANE	2	2	0	6/10/2014	21	\$849,000	\$824,000
187 WARREN ST	2	2	1293	7/31/2014	20	\$799,000	\$830,000

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

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CMA SUMMARY REPORT

CONDO-COOP - Sold							
ADDRESS	Beds	TotBaths	Sq Feet	Close Date	DOM	LP	SP
140 BAY ST	2	2	1500	6/20/2014	17	\$829,000	\$840,000
88 MORGAN ST	2	2	1203	7/11/2014	5	\$829,000	\$845,000
201 LUIS M MARIN BLVD	2	2	1379	6/30/2014	11	\$899,000	\$850,000
15 WARREN ST	2	2	1400	5/17/2014	23	\$900,000	\$865,000
201 LUIS M MARIN BLVD	2	2	1379	7/29/2014	48	\$899,000	\$870,000
25 HUDSON ST	2	2	1313	8/19/2014	6	\$899,000	\$899,000
1 2ND ST	2	2	1160	6/6/2014	20	\$899,000	\$899,000
389 WASHINGTON ST	2	2	1250	7/18/2014	48	\$925,000	\$910,000
1 SHORE LANE	2	2		6/18/2014	24	\$949,999	\$914,000
1 SHORE LANE	2	2	1280	7/10/2014	19	\$969,888	\$965,000
77 HUDSON ST	2	2	1070	8/8/2014	30	\$1,099,000	\$999,999
201 LUIS M MARIN BLVD	2	2	1674	9/11/2014	5	\$1,050,000	\$1,050,000
140 BAY ST	2	2	1630	8/6/2014	20	\$1,149,000	\$1,105,000
77 HUDSON ST	2	2	1555	8/14/2014	74	\$1,339,000	\$1,275,000
77 HUDSON ST	2	2	1555	6/27/2014	50	\$1,485,000	\$1,420,000
77 HUDSON ST	2	2	1555	7/11/2014	102	\$1,499,000	\$1,435,000
Total Listings					Avg	Avg	Avg
48					36	\$795,032	\$783,708

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COMPARABLE REPORT



MLS # 130014676
Address 349 PAVONIA AVE
Price \$405,000
Adj Price \$405,000

Address	349 PAVONIA AVE	Days On Market	159
Unit Number	1	MoMaintFee	\$410
Sq Feet	885	Taxes	\$10,825
Ask Price	\$425,000		
Sold Price	\$405,000		
Closing Date	6/20/2014		

Ad Rmks: Quaint Condo on Desirable Pavonia Ave off of Hamilton Park. Spacious Private Brick Terrace highlights this 2 Bedroom, 1.5 Bathroom complete Washer/Dryer, New Bosch Dishwasher, Stainless Steel Appliances, Cherry wood Cabinets, Granite Counter Tops, and plenty of closet space This home has a unique horseshoe layout with the bedrooms on opposite ends giving this property a true home like feel. Walking distance to PATH trains and NJ Transit Bus to Port Authority. Offer subject to Second Party Approval



MLS # 140007314
Address 347 VARICK ST
Price \$529,000
Adj Price \$529,000

Address	347 VARICK ST	Days On Market	0
Unit Number	417A	MoMaintFee	\$750
Sq Feet	1196	Taxes	\$8,929
Ask Price	\$529,000		
Sold Price	\$529,000		
Closing Date	7/15/2014		

Ad Rmks: Beautifully renovated loft style condo in Dixon Mills. Top floor south facing unit featuring high ceilings, stainless appliances, granite counter tops & gleaming hardwood floors throughout. Central A/C & in home Washer/Dryer. All of the modern external amenities including concierge, fitness center, courtyard and more. 1 deeded parking space included. Steps to shopping, restaurants & Grove St. Path Station.



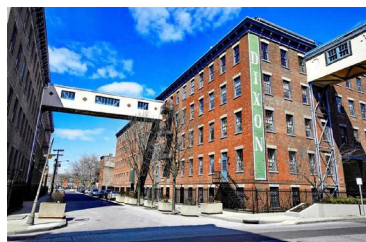
MLS # 140005993
Address 158 WAYNE ST
Price \$549,000
Adj Price \$549,000

Address	158 WAYNE ST	Days On Market	27
Unit Number	428A	MoMaintFee	\$740
Sq Feet	1251	Taxes	\$9,339
Ask Price	\$549,000		
Sold Price	\$549,000		
Closing Date	8/21/2014		

Ad Rmks: Beautiful top floor 2 bedroom/2 bath duplex unit with open living/dining room area with high ceilings & exposed brick, spiral staircase. Upgrade kitchen has breakfast bar and stainless steel appliances. Hardwood floors throughout. California closets. Washer/dryer in unit. 1 Indoor parking spot. Concierge office, 24 hour gated security. Lifestyle center has free daily fitness classes, shuttle to Path, movie screening room, basketball court, courtyard w/ BBQ grills

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COMPARABLE REPORT



MLS # 140003651
Address 186 WAYNE ST
Price \$550,000
Adj Price \$550,000

Address	186 WAYNE ST	Days On Market	17
Unit Number	418D	MoMaintFee	\$753
Sq Feet	1210	Taxes	\$8,966
Ask Price	\$549,000		
Sold Price	\$550,000		
Closing Date	5/19/2014		

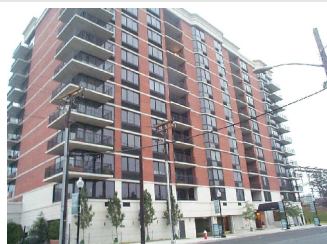
Ad Rmks: Exquisite south facing two bedrooms Duplex with private deck and parking. This marvoulous sun drench condo has a huge open floor plan with over 1200 square feet of living space. Cook amazing meals for family and friends in your gourmet kitchen. This condo has huge ceilings hardwood floors and a huge walk in closet. Both oversize bedrooms have ambulant sky lights and great closets. Relax and watch the amazing sunsets from your private roof deck.Lifeslytle center with fitness classes-weights-basketball court.



MLS # 140004729
Address 700 GROVE ST
Price \$567,500
Adj Price \$567,500

Address	700 GROVE ST	Days On Market	22
Unit Number	5K	MoMaintFee	\$771
Sq Feet	1311	Taxes	\$9,679
Ask Price	\$565,000		
Sold Price	\$567,500		
Closing Date	6/27/2014		

Ad Rmks: Entertainer's Delight! 1,311 sqft of wide open space - living room & dining area with southern exposure & balcony with south/NYC views. Gorgeous chef kitchen with granite countertops, breakfast bar & stainless steel appliances. Your home also features walk-in closet, lots of natural light, hardwood floors & recessed lighting throughout. Amenities include 24 hour concierge, shuttle to PATH, lounge, fitness center & courtyard. Maintenance includes all amenities, as well as heat, water, gas & basic cable TV.



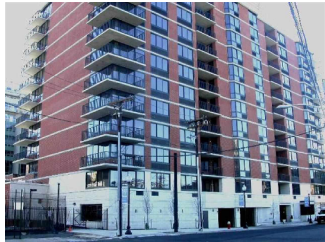
MLS # 140007744
Address 700 GROVE ST
Price \$569,000
Adj Price \$569,000

Address	700 GROVE ST	Days On Market	13
Unit Number	4J	MoMaintFee	\$779
Sq Feet	1350	Taxes	\$8,600
Ask Price	\$569,000		
Sold Price	\$569,000		
Closing Date	7/30/2014		

Ad Rmks: True two bedroom layout at the highly desirable 700 Grove Condominium. Unit features hardwood floors throughout, stainless steel appliances, granite counter tops, lots of storage space, laundry room in unit, master suite with a large walk in closet, over 1300 sq ft great locations for commuters to NYC, live in an affordable unit and Luxury conditions! Call today!

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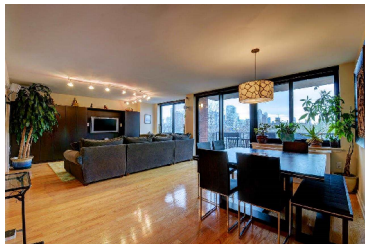
COMPARABLE REPORT



MLS # 140001407
Address 700 GROVE ST
Price \$570,000
Adj Price \$570,000

Address	700 GROVE ST	Days On Market	65
Unit Number	2U	MoMaintFee	\$713
Sq Feet	1211	Taxes	\$10,736
Ask Price	\$580,000		
Sold Price	\$570,000		
Closing Date	6/12/2014		

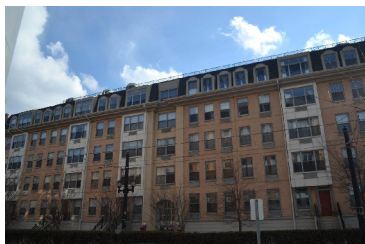
Ad Rmks: Supremely comfortable two bd. two bath condo in luxury hi-rise with an inviting floor plan - Stunning kitchen w/granite tops, d/w, entertaining living/dining rm., w/full length windows inviting the outdoors in, many closets, master bedroom has private bath & walk-in closet. Amenities: Concierge, Fitness Room, Resident Lounge, Garage Parking, Shuttle to Path & Near Shopping. ENJOY THE OUTDOORS IN THE OVERSIZED PRIVATE TERRACE OF 364 SQ. FT.



MLS # 140005615
Address 700 GROVE ST
Price \$579,000
Adj Price \$579,000

Address	700 GROVE ST	Days On Market	12
Unit Number	5H	MoMaintFee	\$768
Sq Feet	1306	Taxes	\$8,560
Ask Price	\$579,000		
Sold Price	\$579,000		
Closing Date	7/2/2014		

Ad Rmks: Welcome to this sunlit entertainer's delight impeccably maintained 1306sf Toll Brothers Luxury home. Vast Living Dining space w/ a wall of windows and Freedom Tower views is perfect for friendly soirees. Open kitchen with custom cabinetry and two-level custom island will bring out your inner chef. California WIC in Master BR and custom storage wall in LR plus 3 more closets. Steel/concrete quality, deeded garage parking, 24h doorman, state of the art gym, & 10 min walk to PATH. Easy living at 2012 prices



MLS # 140002262
Address 149 ESSEX ST
Price \$584,000
Adj Price \$584,000

Address	149 ESSEX ST	Days On Market	41
Unit Number	5H	MoMaintFee	\$501
Sq Feet	936	Taxes	\$6,685
Ask Price	\$579,900		
Sold Price	\$584,000		
Closing Date	5/21/2014		

Ad Rmks: Newly Painted 2 beds/2 bath unit in the prestigious Fulton's Landing situated in the Serene Historical Jersey City Downtown Waterfront of Paulus Hook. Int features recessed lights, hwd flr, intercom system, w/d in the unit. K-> stainless steel appliances, granite counter tops, custom tile backsplash, breakfast bar and cust cabinets. Mstr Bed includes a Large Walk-in Closet. 24hr Concierge, State of the art Fitness Center. Short walk to Path, Light Rail, NYC Ferry, Restaurants & Shops. Rental Parking Avail

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COMPARABLE REPORT



MLS # 140003817
Address 149 ESSEX ST
Price \$585,000
Adj Price \$585,000

Address	149 ESSEX ST	Days On Market	8
Unit Number	3C	MoMaintFee	\$540
Sq Feet	936	Taxes	\$6,650
Ask Price	\$600,000		
Sold Price	\$585,000		
Closing Date	5/30/2014		

Ad Rmks: Extraordinary 2bd/2bth condo, Kitchen complete w/ maple cabinetry, granite countertops, SS appliances, & glass tile back splash. Master bedroom has sizeable walk-in closet. The Full service doorman building, also features beautifully landscaped common courtyard & fitness center. Master Bath accented by double marble vanity & frame-less glass shower. H/W floors throughout unit. W/D also conveniently located w/in. Lightrail right outside your front door! The PATH is a very short walk! Parks, Stores & Dining



MLS # 140001988
Address 327 3RD ST
Price \$609,000
Adj Price \$609,000

Address	327 3RD ST	Days On Market	44
Unit Number	PH01	MoMaintFee	\$535
Sq Feet	1164	Taxes	\$7,561
Ask Price	\$620,000		
Sold Price	\$609,000		
Closing Date	6/2/2014		

Ad Rmks: Stylish City Living! Sleek, modern 2 bed/2 bath home at The Flats at 327. This south-facing penthouse is filled with light through floor to ceiling windows. Other features include a wide plank solid oak floor, high ceilings, GE Profile stainless steel appliances, central heat/air & in unit laundry. 1 of 14 modern residences in a structural steel-reinforced converted 19th century building. Elevator, convenient to restaurants, shops, public transportation (7 min walk to Grove St PATH). 1 deeded parking space.



MLS # 140004873
Address 149 ESSEX ST
Price \$615,000
Adj Price \$615,000

Address	149 ESSEX ST	Days On Market	6
Unit Number	4C	MoMaintFee	\$540
Sq Feet	936	Taxes	\$6,969
Ask Price	\$619,000		
Sold Price	\$615,000		
Closing Date	8/8/2014		

Ad Rmks: Extraordinary 2bd/2fth condo located in the desirable Paulus Hook section! Full service doorman building features beautifully landscaped common courtyard & fitness center. Gourmet kitchen boasts stainless steel appliances, granite counter tops, eat-in breakfast bar & tiled back splash. Master BR has walk-in California Closet & en-suite accented by double marble vanity & frame-less glass shower. H/W floors throughout. Deeded parking completes the picture! Steps to lightrail, PATH, restaurants, and shops.

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COMPARABLE REPORT



MLS # 140005215
Address 45 RIVER DR SOUTH
Price \$618,000
Adj Price \$618,000

Address	45 RIVER DR SOUTH	Days On Market	15
Unit Number	1103	MoMaintFee	\$444
Sq Feet	1030	Taxes	\$5,930
Ask Price	\$529,000		
Sold Price	\$618,000		
Closing Date	5/27/2014		

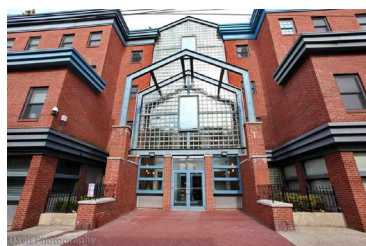
Ad Rmks: LIVE IN NEWPORT THE "IN" PLACE TO BE WITH NYC AT YOUR DOORSTEP! CHARMING WELL KPET 2BD, 2BTH IN PRESTIGIOUS JAMES MONROE. PARTIAL WATER VIEW! RENOVATED. HARDWOOD FLOORS THROUGHOUT, OPEN FLOOR PLAN, NEW CABINETS, CERAMIC TILE FLOOR, SS APPLIANCES. CREATIVE WOOD AND GLASS POCKET DOORS TO 2ND BDRM OR OFFICE. 2 NEW AIR COOL & HEATING UNITS. CLOSE TO EVERYTHING. MALL, MOVIES & MANY RESTAURANTS. 24 HR CONCEIRGE & MANAGEMENT ON PREMISES. YOUR COMMUTE BECOMES EASY WITH PATH NEXT DOOR. THIS IS A SOUGHT AFTER UNIT!



MLS # 140004563
Address 149 ESSEX ST
Price \$625,000
Adj Price \$625,000

Address	149 ESSEX ST	Days On Market	11
Unit Number	3K	MoMaintFee	\$540
Sq Feet	950	Taxes	\$6,400
Ask Price	\$629,900		
Sold Price	\$625,000		
Closing Date	6/30/2014		

Ad Rmks: The 6 story Fulton's Landing offers luxury and elegance with spacious living area, hardwood floors, and well-appointed gourmet kitchen. It is located in the Paulus Hook historic district of Jersey City and just minutes from Mid-town Manhattan via ferry or PATH. Fulton's Landing is also steps away from the Hudson-Bergen Light Rail and includes round-the-clock security, indoor parking, and concierge service.



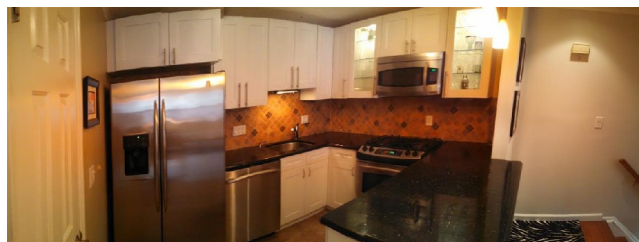
MLS # 140005180
Address 357 VARICK ST
Price \$634,000
Adj Price \$634,000

Address	357 VARICK ST	Days On Market	9
Unit Number	325b	MoMaintFee	\$771
Sq Feet	1230	Taxes	\$9,183
Ask Price	\$624,000		
Sold Price	\$634,000		
Closing Date	5/4/2014		

Ad Rmks: Magnificent corner two bedroom/two full bathroom with huge private roof deck. Indoor garage parking spot with storage space. Amazing master suite with walk in closets. This unit is truly a dream come true with open living concept ,huge second bedroom and great closet space. Relax or entertain your friends and family on your private huge roof deck. .Maintenance also includes weight room, fitness classes ,basketball court, screening room, pool table and concierge office for package delivery and cooking gas

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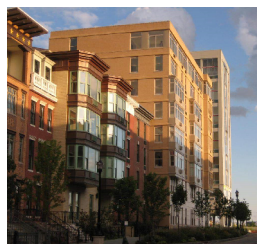
COMPARABLE REPORT



MLS # 130015441
Address 330 1ST ST
Price \$665,000
Adj Price \$665,000

Address	330 1ST ST	Days On Market	163
Unit Number	D4	MoMaintFee	\$435
Sq Feet	1500	Taxes	\$6,400
Ask Price	\$699,000		
Sold Price	\$665,000		
Closing Date	7/25/2014		

Ad Rmks: Welcome Home!! Village Twn Estates is a 30+ cor JC. This duplex unit features a renovated kitchen w/granite counter that opens to a formal dinning area & loft style living room. Wor this unique loft, accomodating 2 work spaces & a 2nd living room Bd w/ walk in closet & private Bth. Both Bths are European inspired shower heads. HWD throughout and private garage parking for 2 in the heart of DTW close to restaurants/shops & Path.



MLS # 140006738
Address 10 REGENT ST
Price \$715,000
Adj Price \$715,000

Address	10 REGENT ST	Days On Market	1
Unit Number	217	MoMaintFee	\$591
Sq Feet	1189	Taxes	\$10,213
Ask Price	\$715,000		
Sold Price	\$715,000		
Closing Date	7/25/2014		

Ad Rmks: Liberty Harbor Full Svc. building with Doorman, Elevators and Amenities. This corner condo features Sunny SE exposure. SS Viking & KitchenAid appliances, Granite counters and floors, Open floor-plan with split bedroom configuration, Large Master Suite with Walk-in closet and Marble Bath, Wood flooring through-out, in-Wall Speakers & Security system. Amenities incld; Gym, Play-room, Theater, Pool/Cards room, Club room, Sun-deck with hot-tub and BBQ. Parking available for additional fee.



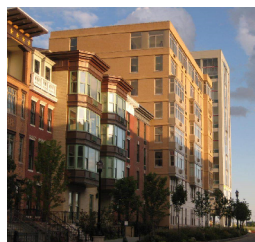
MLS # 140002802
Address 159 2ND ST
Price \$715,000
Adj Price \$715,000

Address	159 2ND ST	Days On Market	88
Unit Number	702	MoMaintFee	\$755
Sq Feet	1659	Taxes	\$10,500
Ask Price	\$749,000		
Sold Price	\$715,000		
Closing Date	8/15/2014		

Ad Rmks: Beautiful condo in the popular Waldo Lofts in the booming Waldo/Powerhouse district of downtown. Perfect entertaining space featuring a large open plan without interior obstructive support columns. This fantastic unit is a duplex with grand windows and dual entrances in top and lower floors close to elevator. This condo features a 600 sq/ft master suite loft overlooking the living area. The loft can accommodate a king size bed with all its furnishings, and more! The loft master suite includes a private bath

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COMPARABLE REPORT



MLS # 140003585
Address 10 REGENT ST
Price \$717,500
Adj Price \$717,500

Address	10 REGENT ST	Days On Market	39
Unit Number	515	MoMaintFee	\$614
Sq Feet	1234	Taxes	\$11,244
Ask Price	\$735,000		
Sold Price	\$717,500		
Closing Date	7/25/2014		

Ad Rmks: Sunny, Spacious SW Corner 2Bed/2 bath Condo at Liberty Harbor. Located in Historic Downtown Jersey City close to transportation, restaurants, shopping, parks & schools. Home Features Open Floor-plan, HW floors & Walk-in Closet in Master en-suite. Gourmet Kitchen w/Viking Oven/Range & Microwave, KitchenAid Refrig & D/W, Granite Counters & Imported European Cabinetry. Amenities: 24-Hr. Doorman, Fitness Ctr, Community Rm, Theatre, Billiard Rm, Sun-deck w/Jacuzzi & BBQ.



MLS # 140006283
Address 10 REGENT ST
Price \$725,000
Adj Price \$725,000

Address	10 REGENT ST	Days On Market	27
Unit Number	317	MoMaintFee	\$603
Sq Feet	1234	Taxes	\$10,492
Ask Price	\$749,000		
Sold Price	\$725,000		
Closing Date	7/29/2014		

Ad Rmks: SPACIOUS, SUNNY, CORNER 2 BEDROOM 2 BATH AT THE EXCLUSIVE "THE SUTTON"...GRANITE COUNTERS & EUROPEAN CABINETS, VIKING & KITCHEN AID APPLIANCES.....MARBLE BATH....WASHER DRYER IN UNIT....GREAT AMENITIES ...DOORMAN, GYM, COMMUNITY ROOM, THEATER, BILLIARDS, PLAY AREA , HOT TUB & PATIO WITH BBQ.... LOCATED IN LIBERTY HARBOR, JERSEY CITY'S PREMIER NEIGHBORHOOD, CLOSE TO THE PATH, LT RAIL, FERRY.....



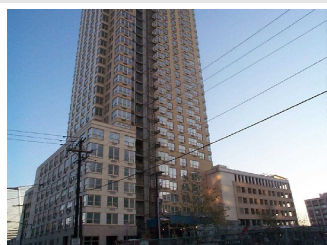
MLS # 140005575
Address 159 2ND ST
Price \$740,000
Adj Price \$740,000

Address	159 2ND ST	Days On Market	16
Unit Number	306	MoMaintFee	\$581
Sq Feet	1415	Taxes	\$10,871
Ask Price	\$725,000		
Sold Price	\$740,000		
Closing Date	7/10/2014		

Ad Rmks: This splendidly large 1415 sq/ft home will make you believe you can finally live in the metro area and not need a drop leaf table. Art (there's a rotating art exhibit in the lobby) and elegance combine at this Waldo lofts 2 bed (den can easily be used as a bedroom) 2 bath with 10' ceilings. Enjoy the full-size dining area as is, or as others have done perhaps create a 3rd bedroom? chestnut hardwood floors, granite countertops, s/s appliances, in unit washer/dryer, and a wall of floor to ceiling windows.

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

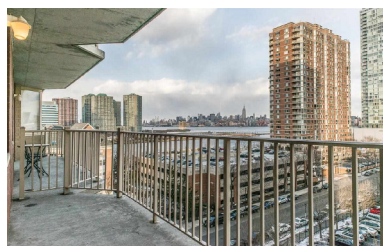
COMPARABLE REPORT



MLS # 140001570
Address 88 MORGAN ST
Price \$740,000
Adj Price \$740,000

Address	88 MORGAN ST	Days On Market	73
Unit Number	#1605	MoMaintFee	\$861
Sq Feet	1147	Taxes	\$12,475
Ask Price	\$765,000		
Sold Price	\$740,000		
Closing Date	7/14/2014		

Ad Rmks: ***TRUMP PLAZA 2 BED***Luxury Amenity such as rooftop deck,spa,fitness center,golf simulator,billiard room,media room,24 hour concierge ,walk to path station,direct view world trade center. tenant occupied till 7/2/14.



MLS # 140002279
Address 65 2ND ST
Price \$745,000
Adj Price \$745,000

Address	65 2ND ST	Days On Market	43
Unit Number	711	MoMaintFee	\$755
Sq Feet	1105	Taxes	\$11,050
Ask Price	\$725,000		
Sold Price	\$745,000		
Closing Date	6/2/2014		

Ad Rmks: Downtown JC gem is a "Must See"! Amazing 2Br/2Ba corner unit in sought-after Portofino! SE exp means home is flooded w/light through the day. Upgraded KIT boasts brand-new SS appliances, beautiful counters, breakfast bar & new floor. Master BR has brand-new carpets & WIC. Enjoy views of Empire State bldg from inside or on your private balcony. Building amenities incl 24hr concierge, outdoor pool, exercise room, community room, & play area. Plus 1 garaged parking space! Close to Bus, LightRail, Ferry & PATH!



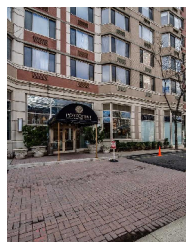
MLS # 140006364
Address 15 WARREN ST
Price \$750,000
Adj Price \$750,000

Address	15 WARREN ST	Days On Market	15
Unit Number	216	MoMaintFee	\$554
Sq Feet	1100	Taxes	\$9,100
Ask Price	\$750,000		
Sold Price	\$750,000		
Closing Date	8/14/2014		

Ad Rmks: Ferry & waterfront promenade are at your doorstep in this luxury condo in the full-service, and sought-after, Pier House condos. Enter onto an expansive & open layout from the kitchen, to dining, to living room & then out onto a balcony with views of Liberty Marina. Unit features large kitchen with wood cabinets & full range of appliances, hardwood flooring, washer/dryer & garage parking. Enjoy great amenities such as 24hr Concierge, Fitness Room, Pool with Statue of Liberty views & common courtyard.

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140005788
Address 65 2ND ST
Price \$755,000
Adj Price \$755,000

Address	65 2ND ST	Days On Market	3
Unit Number	1602	MoMaintFee	\$770
Sq Feet	1116	Taxes	\$9,738
Ask Price	\$789,000		
Sold Price	\$755,000		
Closing Date	6/5/2014		

Ad Rmks: Spectacular 2 Bed /2 Bath with a Private Terrace @The Luxurious Portofino, with stunning views of NYC . Exquisite custom designed kitchen w/granite counters, porcelain floors, W/D in unit, updated baths w/granite, marble & designer fixtures, panoramic windows. Amenities include; pool, gym, bbq grills, party room, childrens corner, free shuttle to newport path in winter. Direct TV with HBO & Internet included in monthly fee. Close to path, light rail, restaurants & shopping. One covered parking spot.



MLS # 140004551
Address 222 MONTGOMERY ST
Price \$765,000
Adj Price \$765,000

Address	222 MONTGOMERY ST	Days On Market	28
Unit Number	5H	MoMaintFee	\$570
Sq Feet	1275	Taxes	\$9,061
Ask Price	\$799,000		
Sold Price	\$765,000		
Closing Date	7/7/2014		

Ad Rmks: This top floor corner two bedroom, two bathroom duplex in the historical Majestic Theatre building boasts northern and western exposures, two private terraces, and bonus office space on the second floor. The residence is equipped with heated floors in the bathrooms, modern sound proofing, and high-efficiency gas heating. Only a two block walk to the Grove Street PATH station and only four blocks to the Hudson-Bergen Light Rail and ferries to NYC, all to make your commute a breeze.



MLS # 130012114
Address 88 MORGAN ST
Price \$765,000
Adj Price \$765,000

Address	88 MORGAN ST	Days On Market	199
Unit Number	1505	MoMaintFee	\$817
Sq Feet	1100	Taxes	\$11,796
Ask Price	\$789,000		
Sold Price	\$765,000		
Closing Date	5/7/2014		

Ad Rmks: Enjoy unmatched luxury and convenience of this Trump building! Immaculate 2 bedroom, 2 bath with breathtaking views of the NYC skyline. Amenities include 24 hour concierge, gym, pool, social room, spa, and kids playground. Parking available for an additional fee.

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140002823
Address 15 WARREN ST
Price \$800,000
Adj Price \$800,000

Address	15 WARREN ST	Days On Market	33
Unit Number	115	MoMaintFee	\$545
Sq Feet	1320	Taxes	\$8,238
Ask Price	\$799,000		
Sold Price	\$800,000		
Closing Date	6/20/2014		

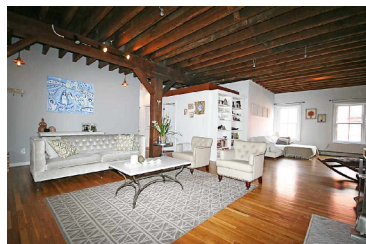
Ad Rmks: Welcome to the Pier House located in Paulus Hook Jersey City! This 2BR, 2BA condo features enormous ceiling height and south facing windows with two terraces overlooking the pool and Liberty Landing Marina. Beautifully renovated home with espresso hardwood floors and modern kitchen with Caesarstone counters, Samsung stainless steel appliances and subway tile backsplash. Enjoy the convenience of a doorman building with deeded garage parking in a great neighborhood with parks and river walk at your door.



MLS # 140007586
Address 88 MORGAN ST
Price \$815,000
Adj Price \$815,000

Address	88 MORGAN ST	Days On Market	2
Unit Number	1004	MoMaintFee	\$916
Sq Feet	1152	Taxes	\$11,000
Ask Price	\$759,888		
Sold Price	\$815,000		
Closing Date	8/7/2014		

Ad Rmks: Welcome to the Trump Plaza in Downtown JC. This home features a large kitchen with granite counter tops & stainless steel appliances. Hardwood floors & great views throughout the unit. Enjoy endless amenities.



MLS # 140004038
Address 83 BRIGHT ST
Price \$821,000
Adj Price \$821,000

Address	83 BRIGHT ST	Days On Market	11
Unit Number	2A	MoMaintFee	\$413
Sq Feet	1650	Taxes	\$4,696
Ask Price	\$799,000		
Sold Price	\$821,000		
Closing Date	7/14/2014		

Ad Rmks: The one you've been waiting for! Spacious and elegantly renovated loft-style 2 BR, 2 full Bath in elevator building. The stunning kitchen has unique marble countertops with stainless appliances and an exquisitely appointed spa-like master bath with double vanity, shower and soaking tub. This is truly a one-of-a-kind home, both warm and inviting with wood-burning fireplace in the living room and soaring exposed beam ceilings. Only steps to Van Vorst Park and the Grove St. PATH. This one is not to be missed!

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140003858
Address 1 SHORE LANE
Price \$824,000
Adj Price \$824,000

Address	1 SHORE LANE	Days On Market	21
Unit Number	306	MoMaintFee	\$696
Sq Feet	0	Taxes	\$11,112
Ask Price	\$849,000		
Sold Price	\$824,000		
Closing Date	6/10/2014		

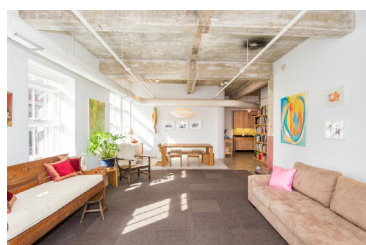
Ad Rmks: Stunning 2/bd 2/ba in fabulous Shore Club. Modern, open floorplan feat chef's kitchen w/ss appliances & granite counters w/pass-thru. Kitch overlooks dining/living room combo w/floor to ceiling windows. Relax outside on your private terrace. Large master has huge walk-in closet & an ensuite bathroom. Plenty of storage space incl small laundry room off the second bathroom. Amenities incl sauna, steam, gym & doorman.



MLS # 140006858
Address 187 WARREN ST
Price \$830,000
Adj Price \$830,000

Address	187 WARREN ST	Days On Market	20
Unit Number	308	MoMaintFee	\$435
Sq Feet	1293	Taxes	
Ask Price	\$799,000		
Sold Price	\$830,000		
Closing Date	7/31/2014		

Ad Rmks: Beautiful SE corner unit in quiet building. Great floorplan with bedrooms separated by living room with 4 oversized windows providing all day direct sunlight. 11+ ft ceiling and open layout offer great entertainment space. Custom Hunter Douglas wooden blinds, custom walk-in closets, custom built in bookcase/desk, SS appliances/Granite kitchen, maple cabinets, W/D, surround speakers, walk-in shower, soaking tub, wired network, 1 deeded parking. Walk to PATH, ferries, state park, restaurants.



MLS # 140003690
Address 140 BAY ST
Price \$840,000
Adj Price \$840,000

Address	140 BAY ST	Days On Market	17
Unit Number	4H	MoMaintFee	\$697
Sq Feet	1500	Taxes	\$8,273
Ask Price	\$829,000		
Sold Price	\$840,000		
Closing Date	6/20/2014		

Ad Rmks: Welcome to this luxury, loft-style condo in a converted warehouse w/ common rooftop deck. This bright SW unit features lots of windows, beautiful open floor plan, high ceilings, exposed ductwork, concrete flooring & all else you expect with loft living. Upgraded kitchen has 42" maple cabinets, stone counters, custom backsplash & stainless steel appliances. 2 large bedrooms, great closet space & spacious bathrooms complete this package. Close to NYC transportation. Tax abatement thru 2025; buyers taxes TBD.

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

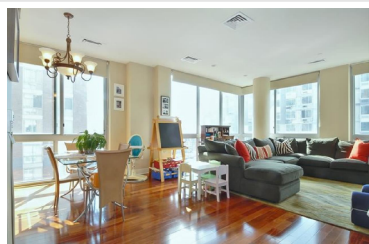
COMPARABLE REPORT



MLS # 140005133
Address 88 MORGAN ST
Price \$845,000
Adj Price \$845,000

Address	88 MORGAN ST	Days On Market	5
Unit Number	1606	MoMaintFee	\$900
Sq Feet	1203	Taxes	
Ask Price	\$829,000		
Sold Price	\$845,000		
Closing Date	7/11/2014		

Ad Rmks: Jersey City's exquisite TRUMP 2Bd, 2Ba condo PREMIUM 06 Line, Beautiful South & East View gives the best quality of living. Great open lay out with High ceiling, lots of closets. Stainless appliances in the kitchen, cherry cabinets, granite counters & lavish finishes throughout! Top quality of the amenities include: outdoor pool, indoor grotto, steam room, dry sauna, sun deck, game room, play area, 24hr doorman & concierge service, Spa. Close to restaurants, schools & Path/Ferry Station



MLS # 140004384
Address 201 LUIS M MARIN BLVD
Price \$850,000
Adj Price \$850,000

Address	201 LUIS M MARIN BLVD	Days On Market	11
Unit Number	820	MoMaintFee	\$644
Sq Feet	1379	Taxes	\$11,893
Ask Price	\$899,000		
Sold Price	\$850,000		
Closing Date	6/30/2014		

Ad Rmks: Breathtaking Southeast corner unit with spectacular Hudson River and Statue of Liberty Views! Huge floor to ceiling windows flood the home with natural light. Features include a split 2 Bed/ 2 Bath floor plan. A large living room/dining room area. An ultra modern kitchen, beautiful hardwood floors, and a garage parking spot in the building. Only steps away from light rail. Ferry and a short trip to NYC via path! OPEN HOUSE 4/12 1-3 PM & SUNDAY 4/13 1-4 PM.



MLS # 140003408
Address 15 WARREN ST
Price \$865,000
Adj Price \$865,000

Address	15 WARREN ST	Days On Market	23
Unit Number	435	MoMaintFee	\$555
Sq Feet	1400	Taxes	\$5,470
Ask Price	\$900,000		
Sold Price	\$865,000		
Closing Date	5/17/2014		

Ad Rmks: 2br/2bath with a large loft convertible duplex unit in most desirable waterfront location in Pier House. Upgraded granite counter tops and hardwood floors throughout. Unit comes with a parking space on 2ndlevel of indoor garage. Building amenities include 24 hour doorman, ocean facing swimming pool and a fitness center. East facing court yard, quiet and bright. low maintenance fee of 555/month and abated low tax of 5,450 in 2013 open house 3/29/and 3/30/14 1-5

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140005571
Address 201 LUIS M MARIN BLVD
Price \$870,000
Adj Price \$870,000

Address 201 LUIS M MARIN BLVD
Unit Number 1120
Sq Feet 1379
Ask Price \$899,000
Sold Price \$870,000
Closing Date 7/29/2014

Days On Market 48
MoMaintFee \$634
Taxes

Ad Rmks: Open and spacious 2 br/ 2 ba + office/den. Views of lower Manhattan and the Hudson. Bright living room, 10' SE floor to ceiling windows, premium Hunter Douglas window treatments, gourmet kitchen, granite counters, breakfast bar, ss appl, and hw floors. Two marble baths w/Kohler fixtures inc 70" soaking tub in master, central ac/heat, recessed lighting, washer/dryer and custom closets! 24hr concierge, gym and common area w/putting green. Walk to PATH/Ferries. Light rail at doorstep.



MLS # 140007942
Address 25 HUDSON ST
Price \$899,000
Adj Price \$899,000

Address 25 HUDSON ST
Unit Number PH10
Sq Feet 1313
Ask Price \$899,000
Sold Price \$899,000
Closing Date 8/19/2014

Days On Market 6
MoMaintFee \$734
Taxes \$14,084

Ad Rmks: Rarely available corner waterfront 2 BR/2BTH Penthouse w/marina view featuring floor to ceiling windows. Large open floor plan with dining area, flooded with SW light and stunning sunsets. Gorgeous finishes include modern SS appliances and SS tile backsplash, black granite countertops, hardwood floors throughout, spa-like marble baths. 1 Reserved Parking space. Beautiful new landscaped waterfront park surrounds this luxury doorman bldg. Minutes to Ferry, PATH and lightrail right outside your door.



MLS # 140004596
Address 1 2ND ST
Price \$899,000
Adj Price \$899,000

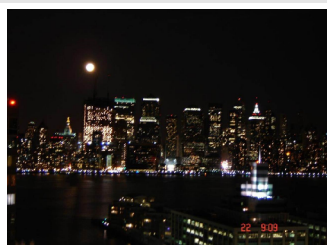
Address 1 2ND ST
Unit Number 2011
Sq Feet 1160
Ask Price \$899,000
Sold Price \$899,000
Closing Date 6/6/2014

Days On Market 20
MoMaintFee \$755
Taxes \$10,542

Ad Rmks: Waterfront living at its Best in this newly renovated 2 Bedrm/2 Bath Southeast Corner Unit w/ panoramic views of NYC & Hudson River at the Portofino. Open Living/Dining area, Large Balcony, Gourmet style Kitchen w/Granite counters & S/S Appliances, Master Suite w/walk in-closet, custom designed Bathrms, H/wd floors in a Full Service Complex with Elevators, Gym, 24hr Concierge, Internet, Direct TV, Outdoor Pool w/Barbecue Area, Community Rm, Business Center & Kids Play Rm. FHA Mortgage Approved Condominium.

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

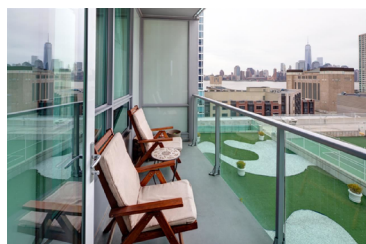
COMPARABLE REPORT



MLS # 140004010
Address 389 WASHINGTON ST
Price \$910,000
Adj Price \$910,000

Address	389 WASHINGTON ST	Days On Market	48
Unit Number	18k	MoMaintFee	\$771
Sq Feet	1250	Taxes	\$13,500
Ask Price	\$925,000		
Sold Price	\$910,000		
Closing Date	7/18/2014		

Ad Rmks: Welcome yourself to this immaculate two bed two bath on high floor with floor to ceiling window with breathtaking views of Manhattan. Large two bed two bath 1250 sq. feet with glass balcony for phenomenal views of the river and city..Maintenance includes heat, hot water, gas.



MLS # 140004419
Address 1 SHORE LANE
Price \$914,000
Adj Price \$914,000

Address	1 SHORE LANE	Days On Market	24
Unit Number	1212	MoMaintFee	\$790
Sq Feet		Taxes	\$12,309
Ask Price	\$949,999		
Sold Price	\$914,000		
Closing Date	6/18/2014		

Ad Rmks: Great NYC/Riverview from popular Laguna line-2bedrooms plus den, 2 full baths. Corner unit with south-east exposure. Ton of sunlight, lot of closet space. Hardwood floors throughout, chef's kitchen with granite countertops, SS appliances. Large master bedroom with walk-in closet, washer/dryer in the unit. Building offers 24/7 concierge, penthouse with sauna, steam, Jacuzzi, gym, kids room, rooftop with amazing NYC views. Short distance to Hoboken and Newport Path.



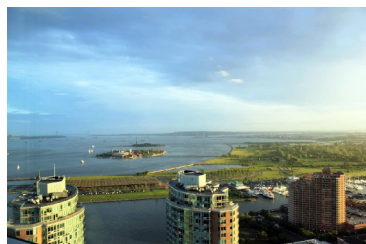
MLS # 140005989
Address 1 SHORE LANE
Price \$965,000
Adj Price \$965,000

Address	1 SHORE LANE	Days On Market	19
Unit Number	1710	MoMaintFee	\$755
Sq Feet	1280	Taxes	
Ask Price	\$969,888		
Sold Price	\$965,000		
Closing Date	7/10/2014		

Ad Rmks: Shore Club Beautiful Open layout 2BR&2BA (1280 sq ft) w/Balcony. South east exposure with NYC view. 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. 5 Min distance to Newport Path&Ferry, Starbucks coffee shop, Morgan William Supermarket, Restaurants.

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140006139
Address 77 HUDSON ST
Price \$999,999
Adj Price \$999,999

Address	77 HUDSON ST	Days On Market	30
Unit Number	PH 4507	MoMaintFee	\$901
Sq Feet	1070	Taxes	
Ask Price	\$1,099,000		
Sold Price	\$999,999		
Closing Date	8/8/2014		

Ad Rmks: Rare to market 2BR/2BTH PH in Jersey City's premiere building, 77 Hudson. 77's curtain glass wall offers spectacular views of NY Harbor & Lady Liberty. Enjoy extraordinary light all day long before watching the sunset from this stunning S/W corner home featuring Italian cabinetry, quartz countertops, Brazilian cherry HW floors, spa-like bath w Carrera marble & huge soaking tub. Resort living w 44,000sf of amenities: pool, fire pit, park, gym, yoga, sauna, etc. 15min commute to NY w Ferry & PATH at doorstep.



MLS # 140008220
Address 201 LUIS M MARIN BLVD
Price \$1,050,000
Adj Price \$1,050,000

Address	201 LUIS M MARIN BLVD	Days On Market	5
Unit Number	1219	MoMaintFee	\$780
Sq Feet	1674	Taxes	\$12,898
Ask Price	\$1,050,000		
Sold Price	\$1,050,000		
Closing Date	9/11/2014		

Ad Rmks: Spectacular is the only way to describe this great condo in Gulls Cove. From the moment you enter this 2 bdrm plus den/3rd bdrm you will be in awe with the large open floor plan & views from every room. This is the perfect home for entertaining w/modern chefs kitchen overlooking large living & dining room. Master suite w/private bath & custom closets & gleaming hardwood floors throughout. Added to this is private balcony, 24hr conceirge, gym and deeded parking. Directly across from Light Rail.



MLS # 140006277
Address 140 BAY ST
Price \$1,105,000
Adj Price \$1,105,000

Address	140 BAY ST	Days On Market	20
Unit Number	7R	MoMaintFee	\$610
Sq Feet	1630	Taxes	\$10,536
Ask Price	\$1,149,000		
Sold Price	\$1,105,000		
Closing Date	8/6/2014		

Ad Rmks: Spectacular one of a kind 2bdrm true loft in Downtown Jersey Cities â€œCooke's Warehouseâ€. This 1630sqft duplex has soaring ceilings and is flooded with natural light from expansive floor to ceilings windows. The open floor plan features a chefâ€™s kitchen with stainless steel appliances and granite countertops. The large living/ dining area opens up to a sprawling Terrace perfect for outdoor entertaining. This is city living at itâ€™s best and only a short commute to NYC.

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897

COMPARABLE REPORT



MLS # 140003124
Address 77 HUDSON ST
Price \$1,275,000
Adj Price \$1,275,000

Address	77 HUDSON ST	Days On Market	74
Unit Number	1807	MoMaintFee	\$1,163
Sq Feet	1555	Taxes	\$15,983
Ask Price	\$1,339,000		
Sold Price	\$1,275,000		
Closing Date	8/14/2014		

Ad Rmks: Expansive and stunning 2 BR, 2 Bath with home office in Dtown Jersey City's premiere bldg, 77 Hudson. The unique glass curtain wall allows for maximum light. Ultra sleek, modern European kitchens with quartz countertops, Brazilian chestnut hardwood floors, & marble spa-like baths. Over 44K SF of indoor/outdoor amenities incl fitness center, pool, jacuzzi, fire pit, BBQ grills, sauna, steam, massage room, virtual golf & much more. Best location in Jersey City: NY Ferry, PATH & Light Rail at your doorstep



MLS # 140003909
Address 77 HUDSON ST
Price \$1,420,000
Adj Price \$1,420,000

Address	77 HUDSON ST	Days On Market	50
Unit Number	2207	MoMaintFee	\$1,163
Sq Feet	1555	Taxes	\$18,650
Ask Price	\$1,485,000		
Sold Price	\$1,420,000		
Closing Date	6/27/2014		

Ad Rmks: Breathtaking views from this direct east facing 2BR +home office in DTWN Jersey City's premiere bldg, 77 Hudson. The glass curtain wall allows for maximum light, sleek, European kitchens.W/Carrera Marble & White Lacquered Cabinets and Wenge Floors. Custom motorized window treatments throughout, surround sound speakers, custom closets and lighting. 44,000 s.f. of amenities incl. pool, BBQ grills, screening room, gym, virtual golf. 1 deeded pk. spot.



MLS # 140002539
Address 77 HUDSON ST
Price \$1,435,000
Adj Price \$1,435,000

Address	77 HUDSON ST	Days On Market	102
Unit Number	2407	MoMaintFee	\$1,163
Sq Feet	1555	Taxes	
Ask Price	\$1,499,000		
Sold Price	\$1,435,000		
Closing Date	7/11/2014		

Ad Rmks: Gorgeous, protected panoramic NYC views from this 2BR + office in Downtown Jersey City's premiere building: 77 Hudson. 77 Hudson's curtain glass wall allows unobstructed views & extraordinary light showing off ultra sleek European kitchen and baths. Customs incl remote shades, Crown Molding & California Closets. Amenities incl rooftop pool & hot tub, grill area, fire pit, park, gym, yoga, steam room & more. Prime Paulus Hook/Exchange Place location offers quickest commute to NY w/ Ferry & Path at doorstep.

CONDO-COOP Summary Statistics

Prepared by Alex Bao, Luxury Condo Specialist, 201.881.6897