



2025





2024 has been a year of growth and transformation for our company.

The foundation of our organization has never been stronger as we completed \$3.8 billion in transactions. We reached new milestones that highlight the strength of our business, the dedication of our team, and our ability to deliver exceptional results across all fronts despite a challenging and uncertain economic environment.

In the past twelve months, we have made significant strides in our development effort with a total of 12,500 units in development. We currently have a total of 4,000 units actively under construction in New Jersey after breaking ground on 1,700 apartments across Monmouth County in Colts Neck, Long Branch, and Eatontown.

In addition to our active construction projects, we delivered 920 apartments to our operating platform and launched a new cornerstone brand, encompassing the high standard held at our multifamily properties. The first Livana properties in Fair Lawn and East Hanover were delivered in Q3 of this year and have set a new standard of elevated lifestyle among suburban multifamily offerings. In Florida, we opened the doors to 2000 Biscayne, the newest luxury residential building in Miami's Edgewater neighborhood. With a pipeline of new acquisitions and development approvals this year, we pushed forward in Florida with our developments in Hollywood, Fort Lauderdale, and Surfside while advancing in New Jersey in Livingston, Perth Amboy, and Atlantic City. Our development team continues to lay the groundwork for future growth.

We successfully capitalized our development pipeline, securing a total of \$1 billion of construction loans from various lenders. We secured a \$415 million loan for Monmouth Square, and a \$345 million loan for the second phase of 1 Journal Square, now known as The Journal. We are poised to add another 966 units to our growing portfolio in Q1 of 2025 when the first phase is delivered. These achievements underscore our relationships and ability to execute complex, high-value deals.

Glover House, the highest quality rental property in the heart of Georgetown in Washington D.C., embodies these capabilities. For this acquisition, we took an out-of-the-box approach to form a creative deal structure combining the fee and leasehold interests, thus unwinding a 50-year old ground lease, and creating value for all parties involved.

Despite the challenging office market environment, we achieved remarkable success securing OpenAI as an anchor tenant at The Puck Building, which is now 100% leased to long-term credit tenants. Leasing at Monmouth Square is on its way, with notable tenants such as Whole Foods, Felice, and Cava already on board.

This year has also demonstrated the power of our vertically integrated platform. Our ability to pivot and adapt to changing market conditions has proven invaluable as we focused on maintaining strong occupancy levels and managing our expenses efficiently. With everyone rowing in the same direction, our operational numbers are stronger than ever.

We further bolstered our executive team as we welcomed Jason Listhaus as our new General Counsel and promoted Isaac Buchler to EVP, Head of Operations. Their experience and leadership will continue to be instrumental as we navigate the next phase of our growth.

As we move into 2025, we are excited about the opportunities that lie ahead. The momentum we have built across the platform is a testament to our team and commitment to creating long-term value for our partners, lenders, and the communities in which we invest. With a clear vision and a united team, we are well-positioned to continue driving forward and achieving even greater success in the years to come.

Laurent Morali, Chief Executive Officer

Nicole Kushner Meyer, President

ACQUISITIONS

DEVELOPMENT

MANAGEMENT

CONSTRUCTION

LENDING

HOSPITALITY

LEASING

MARKETING

42 YEARS

PROPERTY MANAGEMENT EXPERIENCE

\$3.8 BILLION

TRANSACTIONS IN 2024

2.2 MILLION SF

RETAIL

11 YEARS

AVERAGE EXECUTIVE TEAM TENURE

\$2.6 BILLION

FINANCING IN 2024

5.2 MILLION SF

OFFICE

\$16.1 BILLION

OWNERSHIP IN ASSETS

12,500 UNITS

CURRENTLY IN DEVELOPMENT

14 STATES

OPERATING IN

\$780 MILLION

LOANS EXTENDED

27,717 UNITS

CURRENTLY OWNED

688 HOTEL KEYS

HOSPITALITY



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

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





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

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





WAVE RESORT | LONG BRANCH, NEW JERSEY | 67 ROOMS

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





THE ROSEMARY | HOUSTON, TEXAS | 328 APARTMENTS

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





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

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





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

This year, we topped out on the first phase of our 2 million square foot, \$900 million tower in the heart of Journal Square. Leasing will launch in January 2025, with move-ins anticipated for Spring 2025. The Journal will rise 64 stories high, offering vibrant retail, amenities, and cultural uses, and forever redefining the public realm and ecosystem of this greatly evolving neighborhood.





WATERSTONE AT HAMBURG | LEXINGTON, KENTUCKY | 264 APARTMENTS

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





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

Over three decades ago, Kushner acquired Soho's historic Puck Building, a Romanesque Revival mixed-use property. We repositioned the first seven floors into a modern class "A" creative office and retail environment, with penthouse condominiums on top. This year, we leased flagship office space to Quadrature and OpenAI. Puck retail is leased to two best-in-class tenants, REI and Major Food Group's restaurant Torrisi. Some of the building's current office tenants include NYU, Cadre, Plaid, and Thrive Capital.





COPPER & QUARRY VILLAGE | PIKESVILLE, MARYLAND | 960 APARTMENTS

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





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

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





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

This year, we delivered Livana East Hanover, setting a new standard for luxury living in Northern New Jersey. In addition to top of the line finishes, appliances, and floorplans, this community will be anchored by a communal clubhouse featuring indoor and outdoor lounge spaces, an expansive pool deck, screening room, and more. All interiors will be enhanced with furnishings by RH.





LUMEN APARTMENTS | HAMPTON, VIRGINIA | 300 APARTMENTS

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





FLORIDA RETAIL | MIAMI, FLORIDA | 38,000 SF

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





THE PARK AT SALISBURY | RICHMOND, VIRGINIA | 320 APARTMENTS

With a stunning backdrop of the Virginia woodlands, the Park at Salisbury offers one-, two-, and three-bedroom homes with soaring ceilings and private balconies. Spectacular amenities include a saltwater pool, pavilion with bocce ball court, and a catch-and-release fishing pond. Since making this acquisition, Kushner has grown its Virginia portfolio to more than 3,400 units.

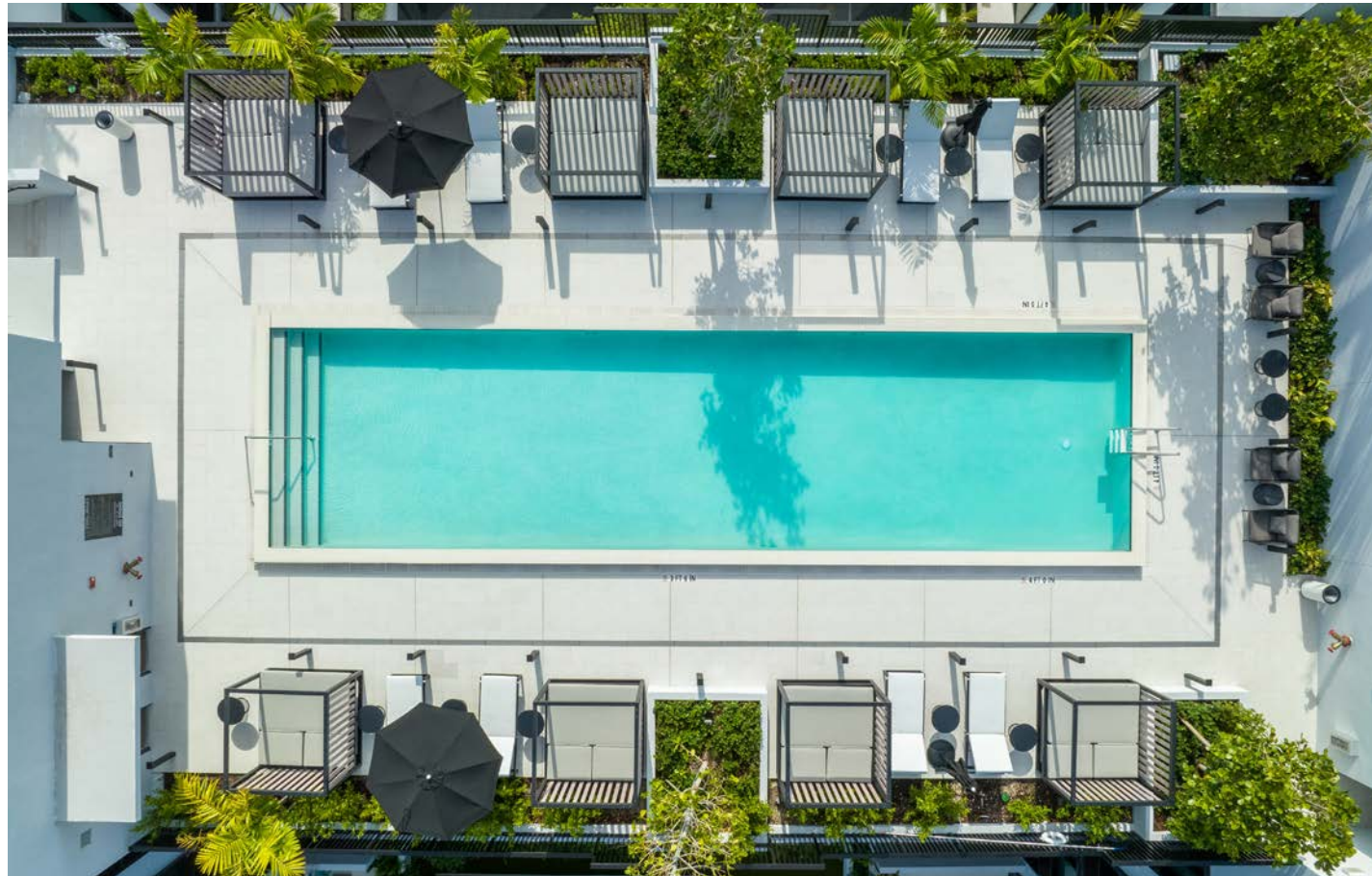




SURFSIDE APARTMENTS | SURFSIDE, FLORIDA | 90 APARTMENTS

This year, Kushner received approvals to build a 90-unit residential project in Surfside, Florida, anchored by a 1,200 square foot religious center at 9300 Collins Avenue. This approval will also allow underground parking. The property faces the Fendi Château Residences condominium and is north of the Four Seasons Hotel and Residences at the Surf Club.





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

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





GARDEN SPRINGS APARTMENTS | RICHMOND, VIRGINIA | 212 APARTMENTS

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





26 JOURNAL SQUARE | JERSEY CITY, NEW JERSEY | 111,000 SF

Our investment in Journal Square extends beyond ground-up development to include significant existing buildings in the neighborhood, such as 26 Journal Square. Built in 1928, this beaux-arts office tower is often considered the first skyscraper in Jersey City. It is now home to locally-based companies and retailers. We have upgraded the property with extensive renovations to lobbies, corridors, and common spaces, as well as additional amenity uses.





FIFTY02 WESTOVER HILLS | SAN ANTONIO, TEXAS | 343 APARTMENTS

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





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

In 2024, Kushner broke ground on a \$500 million redevelopment to completely transform a local destination into Monmouth Square, the new town center of Eatontown. It is located at one of the most accessible and visible intersections in Central New Jersey. Whole Foods Market is signed as our anchor grocery tenant, in good company with Felice, Pura Vida, Solidcore, and Van Leeuwen on board.





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

In line with our steadfast development of ground-up multifamily projects in New Jersey, this year we delivered Livana Fair Lawn, providing a new level of luxury to this region. This project will offer upscale living for the 55+ active adult community, and feature high-end residences and a sprawling indoor and outdoor amenity areas that will enhance quality of life and encourage gathering and wellness.





RIVER HOUSE APARTMENTS | NORFOLK, VIRGINIA | 194 APARTMENTS

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





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

We focus strategically and passionately on filling our retail storefronts with contextual, qualified, and successful brands. With assets in Dumbo, Soho, East Village, and beyond, we partner with our retail tenants to achieve success through advertising, outreach, and events production. Creative execution and agile deal-making in our retail spaces allow us to hone in on our greatest investments: our relationships with retailers.





RIVERCHASE LANDING | BIRMINGHAM, ALABAMA | 468 APARTMENTS

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





HOLLYWOOD APARTMENTS | HOLLYWOOD, FLORIDA | 470 APARTMENTS

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





65 BAY STREET | JERSEY CITY, NEW JERSEY | 447 APARTMENTS | 17,000 SF RETAIL

In partnership with KABR Group, Kushner acquired, designed and built this 53-story luxury rental tower. 65 Bay Street is inspired by the thriving Powerhouse Arts District, and brings a new standard of luxury to the neighborhood. Unparalleled accommodations, including a penthouse observation deck overlooking the Manhattan skyline and a curated partnership with Restoration Hardware to furnish the common spaces, set 65 Bay Street apart from the robust competition in the city.





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

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





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

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





PIER VILLAGE | LONG BRANCH, NEW JERSEY | 492 APARTMENTS | 130,000 SF RETAIL

A jewel on the New Jersey coast, Pier Village is home to luxurious residences and oceanfront retail, dining, and entertainment, making it an exciting attraction for both residents and visitors. In close collaboration with the City of Long Branch, we have enlivened this community with new local and national retailers, year-round events, and streetscape improvements. This year, we continued to expand the offerings at Pier Village with tenants Pepe's Kitchen, Blue Skies Pottery, Call Your Bubbi, Pier Putts, and Pier Pins.





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

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





AUSTIN NICHOLS HOUSE | WILLIAMSBURG, BROOKLYN | 338 APARTMENTS

Austin Nichols House is a historic gem on the Brooklyn waterfront. Designed by Cass Gilbert in 1915, this building has been completely transformed by Morris Admji into 338 luxury condominiums, with renovated lobbies, amenity spaces, and corridors. This project is steps away from the North 3rd Street retail corridor, aligned with top tier brands including RRL, Egg Shop, and Whole Foods Market. Kushner is partnered with LIVWRK and the Rockpoint Group.





NORTH CREEK | SOUTHAVEN, MISSISSIPPI | 250 APARTMENTS

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





DUMBO HEIGHTS | DUMBO, BROOKLYN | 750,000 SF

This campus has become the destination for Brooklyn's top technology, creative, and e-commerce firms. In the heart of Brooklyn's Tech Triangle in Dumbo, partners Kushner, LIVWRK, and RFR converted the buildings into Class "A" creative office and retail space. Lead tenants include Etsy, who just extended their lease for 15 years, and retailers Bluestone Lane Coffee, Randolph Beer, and Mulberry & Vine. This year, we successfully obtained a refinancing in spite of a turbulent office market, providing a comfortable period for the sector to stabilize.





MIDTOWN ROW | MONTGOMERY, ALABAMA | 83 APARTMENTS

In 2022, Kushner acquired two residential properties in Midtown Montgomery, adding to our existing portfolio of 436 units in the city. This best-in-class property in its market has strong occupancy and operational fundamentals that support value. Studios and one-, two-, and three-bedroom units make up this community.





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

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





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

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





GREENBRIER ESTATES | NEW ORLEANS, LOUISIANA | 144 APARTMENTS

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





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

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





REFLECTION POINTE | FLOWOOD, MISSISSIPPI | 296 APARTMENTS

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





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

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





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

This year, we broke ground on Livana Colts Neck, situated in one of the most desirable neighborhoods in New Jersey. Surrounded by scenic natural landscapes, fresh retail, an excellent school district, and golf clubs, these homes will provide the pinnacle of suburban living. Residences will feature top-of-the-line design, with communal amenities including a sun and pool deck, private clubhouse, and expansive fitness center.





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

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





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

One of the preeminent conference and training centers in the region, this three-story hospitality destination is situated on an expansive and heavily wooded park-like 25 acres. The hotel is located between New York City and Philadelphia in a university market with nearly 38,000 square feet of dedicated meeting space. The hotel features a \$4.2 million guestroom renovation, and a \$10 million upgrade to meeting space, public space, building systems, and guest bathrooms.

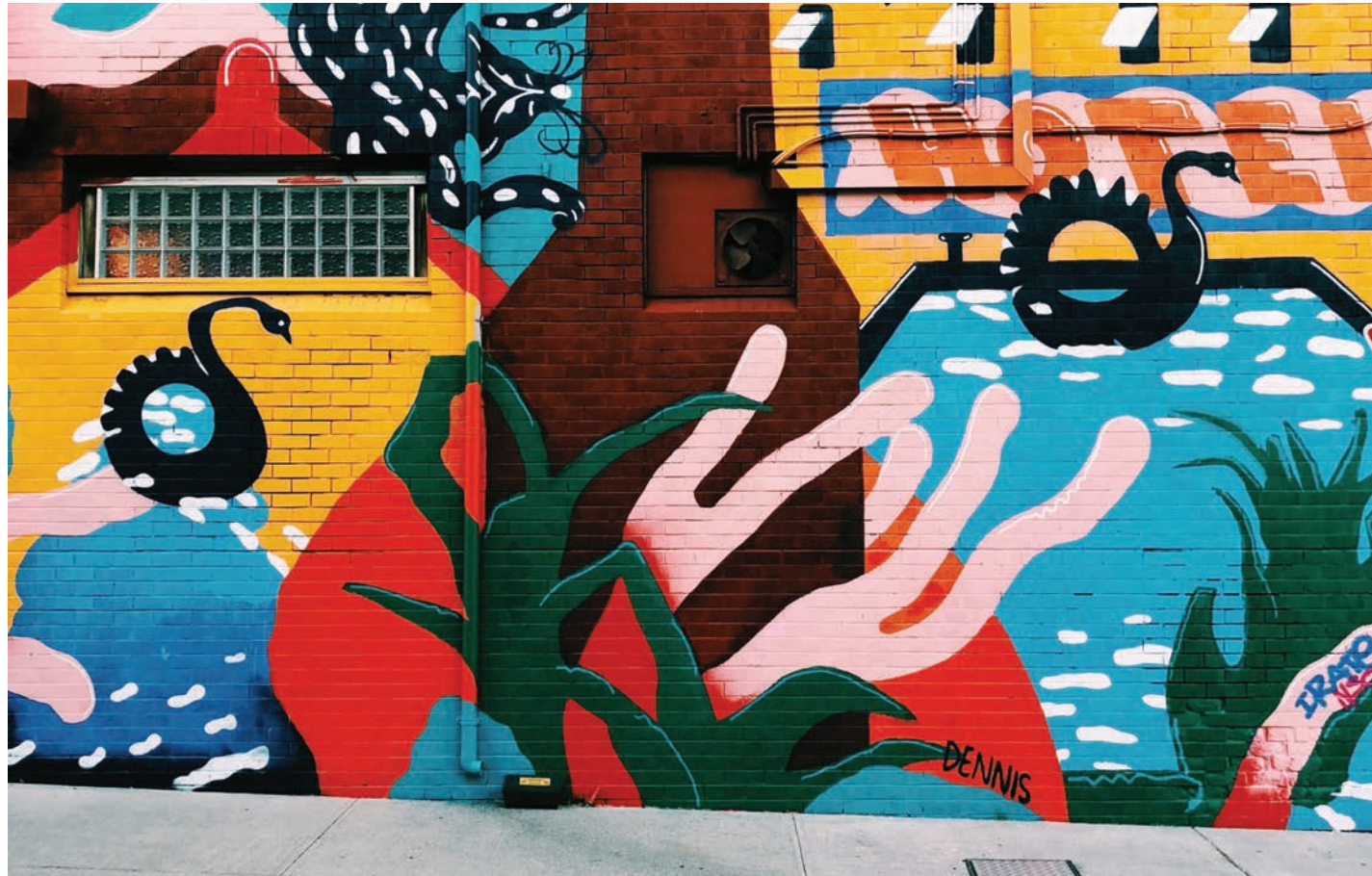




CROSSWINDS | PEARL, MISSISSIPPI | 360 APARTMENTS

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





WYNWOOD SOHO | MIAMI, FLORIDA | 388 APARTMENTS

In 2023, we entered into a joint venture to develop a mixed-use multifamily complex in Wynwood. The project, which will include approximately 20,000 sf of retail space in addition to apartments, will rise on the Soho Studios event space site. This development comes on the heels of our completion of WYND 27 + 28, two mixed-use properties in the heart of Wynwood.





LIVANA LIVINGSTON | LIVINGSTON, NEW JERSEY | 280 APARTMENTS

In 2023, we received the approvals necessary to build much needed multifamily housing in Livingston, on the site of what was the Westminster Hotel. This development will deliver nearly 300 rental homes across two buildings, with one building dedicated to a 55+ community. Livana Livingston will feature thoughtfully designed amenities, including a private garden, luxury lounge, and state-of-the-art fitness center.





UPPER EAST SIDE RESIDENTIAL | NEW YORK, NEW YORK | 725 APARTMENTS

Kushner owns an impressive portfolio of walk-up apartment buildings in Manhattan. The company's management brand, Westminster, has become a leader in the New York City apartment business, offering luxury service in a walk-up setting. Corridors and common spaces are upgraded, and apartments are renovated with stainless steel appliances, washer/dryers, and brand new fixtures. Westminster has developed a reputation among residents and brokers alike for providing responsive management and customer service.





BUNGALOW HOTEL | LONG BRANCH, NEW JERSEY | 24 ROOMS

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





REFLECTIONS AT ISLAND PARK | SHREVEPORT, LOUISIANA | 168 APARTMENTS

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





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

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





MIAMI GARDENS APARTMENTS | MIAMI GARDENS, FLORIDA | 520 APARTMENTS

Kushner is developing residential buildings in immediate proximity to Hard Rock Stadium, host to the Formula One race in Miami Gardens for the next nine years. We plan to build Class A, market-rate apartments across two towers that will feature resort-style, state-of-the-art amenities for our residents. The buildings will be included as part of a master development with hundreds of thousands of square feet of world-class shopping, food and beverage, and experiential retail.





THE COSMOPOLITAN | TULSA, OKLAHOMA | 264 APARTMENTS

Kushner planted its first flag in Oklahoma in 2022 with the acquisition of The Cosmopolitan. Situated in the heart of thriving Tulsa, this luxury community includes a private resort-style rooftop pool, yoga and cycle studios, and surround-sound movie lounge, among many other amenities. This purchase was part of a larger portfolio acquisition, which positioned Kushner operations in 13 states nationwide.





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

Kushner and KABR Group acquired the historic 124-134 Bay Street, known as Warren at Bay, in 2016. A former warehouse built in 1914, these historic buildings are located in the Powerhouse Arts District in Jersey City, just steps from the waterfront and the Grove Street PATH Station. With over \$30 million invested in renovation, the Arts & Powerhouse building will feature 20' ceilings and more than 10,000 sf of rooftop deck for tenants. This year, we brought in retailers Daily Provisions, Tacombi, and Rumble to the ground floor.





COURTS AT FAIR OAKS | FAIRFAX, VIRGINIA | 364 APARTMENTS

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





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

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



2025



