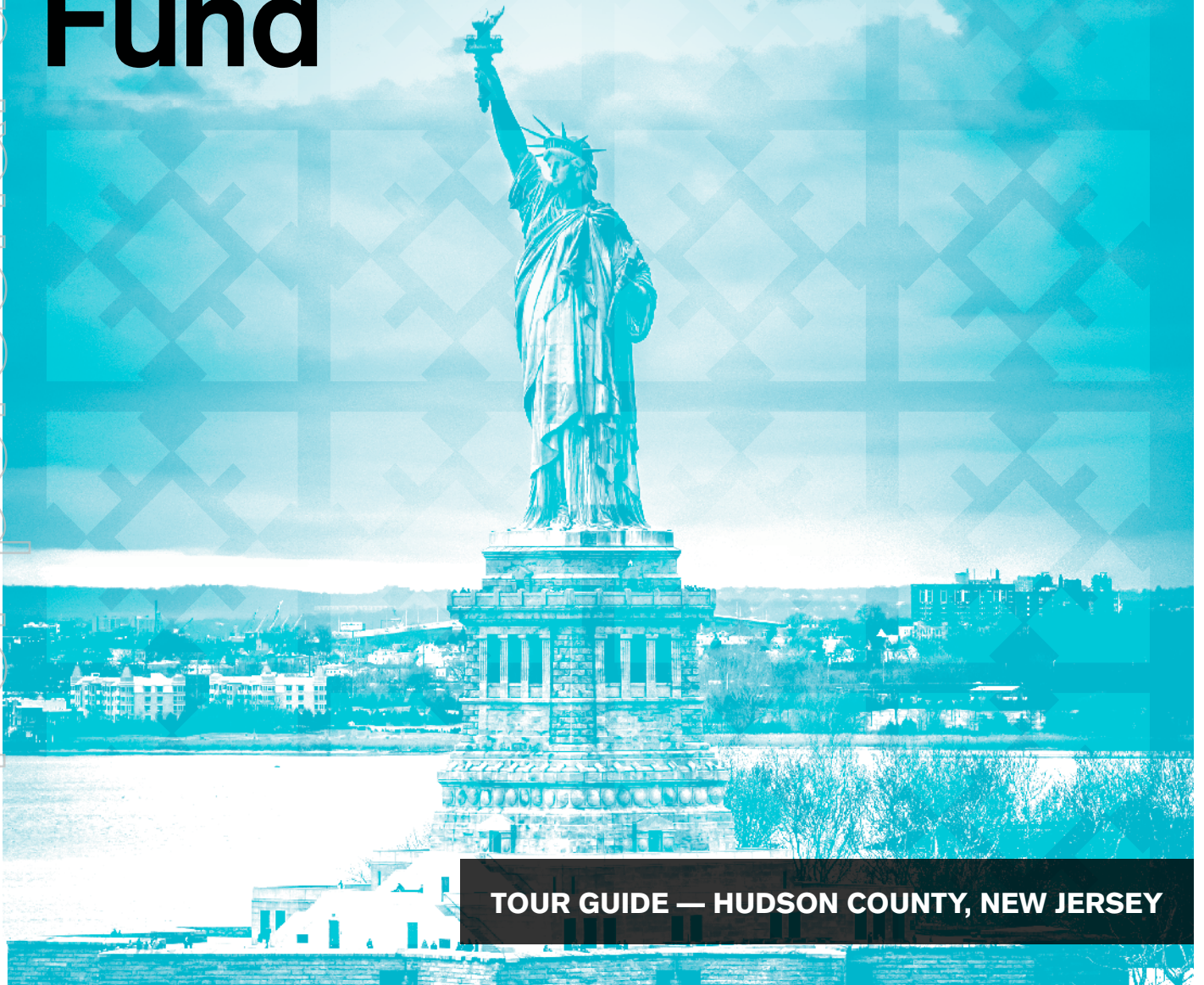


US
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//2015
INVESTMENT
SEMINAR

4 MAY TO 6 MAY 2015



TOUR GUIDE — HUDSON COUNTY, NEW JERSEY

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Introduction

The History of Hudson County



WELCOME TO BEAUTIFUL HUDSON COUNTY

We hope you enjoy the following guide providing details of the Fund's properties in Hudson County that form our minibus route. The route itself has been designed to not only showcase these properties, but to also offer an opportunity for you to experience the county's many highlights.

Hudson County is the smallest county in New Jersey, but one of the most densely populated in the United States. It lies directly west of Manhattan, separated only by the Hudson River. The county was named after English explorer Henry Hudson, who is also the namesake of the Hudson River. Hudson County contains 12 municipalities: Bayonne, Jersey City, Hoboken, Union City, West New York, Guttenberg, Secaucus, Kearny, Harrison, East Newark, North Bergen and Weehawken.

The county has an extensive history. Settled by the Lenape Tribe during first contact with Europeans in the 17th century, it was initially claimed by the Dutch, but later ceded to the British in 1675. During the American Revolution, the area was under British control but was the site of some critical battles. The Battle of Paulus Hook, in Downtown Jersey City, was an American raid on a British fort that was seen as an important victory and moral boost for the colonists. Many Downtown Jersey City streets are named after Revolutionary War heroes, such as Mercer, Wayne, Greene, and Varick. The township of Weehawken became notorious for duels, including the most famous one in US history between Alexander Hamilton and Aaron Burr in 1804.

In the late 19th and early 20th centuries, Hudson County experienced residential, commercial and industrial development. The construction of ports and railroad terminals in the cities of

Jersey City, Hoboken, Bayonne and Weehawken, along with the arrival of European immigrants, powered the development. Before 1910, train service ended in Hudson County, requiring passengers to board a ferry to cross the River into Manhattan. The underground tunnel initially ran from Jersey City to lower Manhattan and later was extended to 33rd Street in Midtown Manhattan. Other transportation projects followed in the 1920s and 1930s with the building of the Holland Tunnel (1927), the Bayonne Bridge (1931) and the Lincoln Tunnel (1937).

During this time the area's economy became reliant on shipping, railroads and manufacturing. Immigrants from Germany, Ireland and Italy found work on the railroads and for companies such as Colgate and Dixon Ticonderoga. This initial population boom lasted for several decades, as immigrants came through Ellis Island and found work in Hudson County.

Since the 1990s, there has been massive real estate development, especially along the waterfront. This development continues today, with the appearance of new mid-to-high-rise condominiums throughout the county. Combined with great transportation to all of Manhattan, it has spurred rapid gentrification. Today, Hudson County has something for everyone: from the young professionals in Hoboken, the Historic Downtown Jersey City and the Jersey City Waterfront, to family townships like Weehawken and middle-class housing stock in Union City and Jersey City Heights.

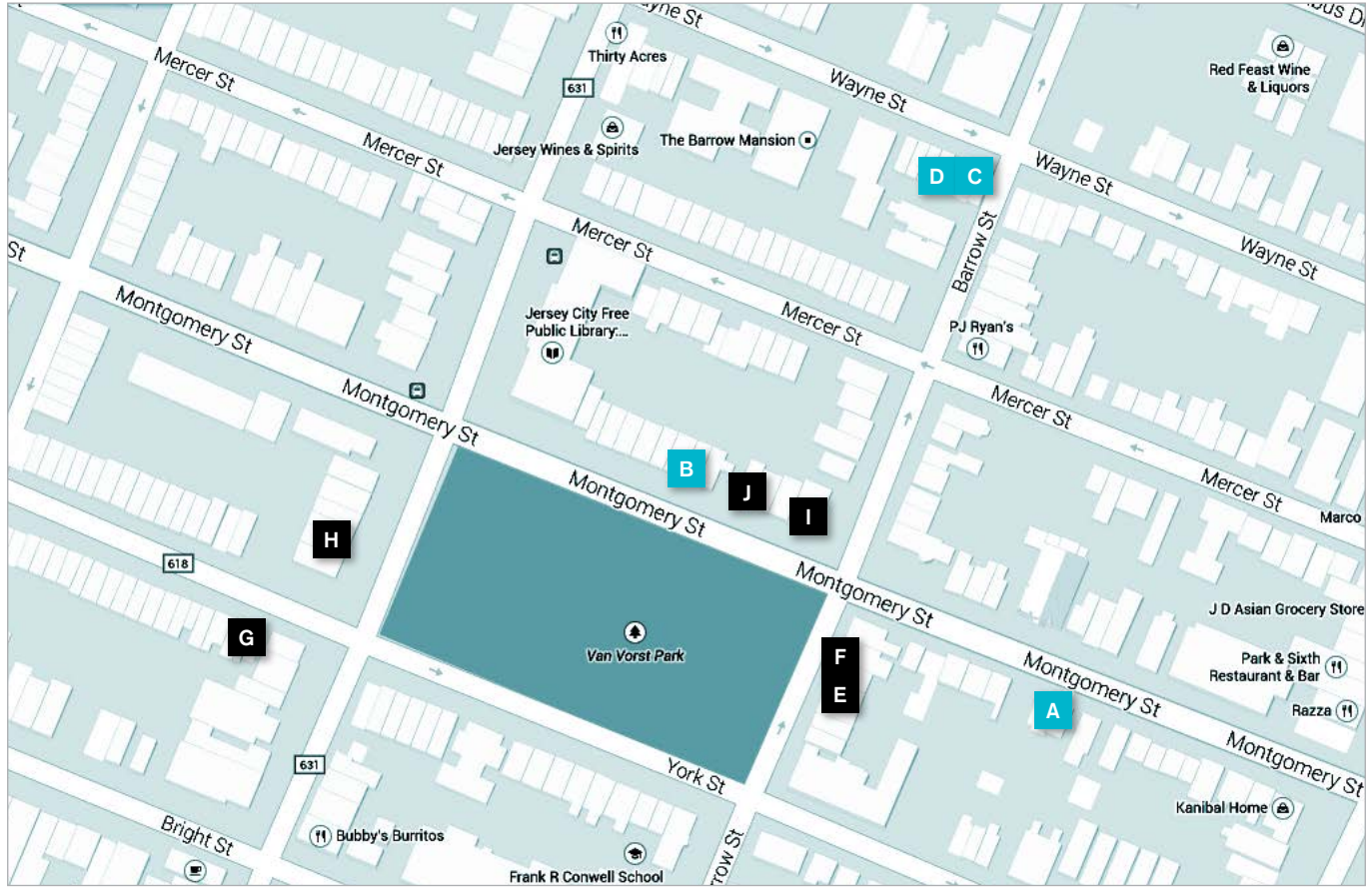
With over half of the Fund's portfolio located in Hudson County, we have selected a few properties that demonstrate the diversity of the county and the range of homes offered, all within close proximity of Manhattan.



MAP ONE

Property Inspection Tour Area

While this map does not cover the entirety of today's bus tour around Hudson County, it does provide an at-a-glance overview of the area in which you will be completing inspections of various Fund-owned properties in the Van Vorst Park area. All properties that we are inspecting can be identified through balloons and a member of the Dixon Advisory USA staff out front to ensure you've found the correct locations. We encourage you to not stray outside of the marked area to ensure you do not miss transportation back to seminar activities or any of the exciting properties we can't wait for you to see.



A	237 Montgomery Street	F	268 Barrow Street
B	268 Montgomery Street	G	311 York Street
C	1 Hampton Court Terrace	H	459 Jersey Avenue
D	2 Hampton Court Terrace	I	254 Montgomery Street
E	266 Barrow Street	J	264 Montgomery Street

■ INSPECTION PROPERTIES | ■ OTHER FUND PROPERTIES (NOT INSPECTING)

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Hoboken

The Local Neighborhood and Amenities



SPRINGTIME BLOSSOMS IN DOWNTOWN HOBOKEN

Hoboken is a vibrant city located along the western shoreline of the Hudson River. It boasts beautiful tree-lined blocks and historic nineteenth-century brownstones, as well as sweeping views of Manhattan from the waterfront. Hoboken was once a rural island of trees and green pastures separated at the west by marshes and ponds and inhabited by the Lenni Lenape Indians who dwelled on the island in the summers. In 1609, Henry Hudson's ship, the Half Moon, took harbourage in Hoboken Cove, by the border of Weehawken. Hudson and his crew were the first Europeans known to have seen Hoboken but others soon followed. In 1783, the area was purchased by Colonel John Stevens for 18,360 pounds sterling, about US\$100,000 today, and named Hoboken. As early as 1820, Colonel Stevens and his descendants began transforming the 564 bucolic acres of waterfront land into a thriving 21st century resort city that the rich and famous flocked to during this era. By the end of the 19th century, Hoboken had evolved into the major transportation hub that it is today. In the early 20th century, with its position at the mouth of New York Harbour, piers for passengers and freight quickly grew along Hoboken's waterfront. Development brought immigrants to Hoboken and they in turn brought their varied cultures. The Germans were the first wave of immigrants, followed by the Irish, the Italians, the Hispanics and the East Asians. With each group came new languages, food, music, festivals and institutions.

Today, Hoboken is home to a wonderful mix of young professionals, students from the prominent Stevens Institute of Technology and families. The nucleus of Hoboken's attractions are centered along Washington Street, which is the main thoroughfare spanning the length of Hoboken. Along Washington you will find a plethora of bars, restaurants, bakeries and boutique shops. And just a few blocks east of Washington Street is the shoreline of the Hudson River. The city of Hoboken has worked hard to create a beautiful boardwalk along the waterfront that provides residents park space, playgrounds, sports facilities and recreational space. Transportation options in Hoboken afford residents easy access to New York City and other parts of Hudson County via the PATH train, the 14th Street Ferry and the light rail stopping at two destinations along the back side of the town. Access to NYC within minutes, combined with the amenities and feel of a small yet buzzing historic city, makes Hoboken a unique and highly desirable place to live.



Hoboken

Tour Guide – the Fund’s Properties



1 520 Bloomfield Street, Hoboken



Purchase date: December 2012

Total acquisition cost: US\$997,289

Market value: US\$2,900,000

Construction cost (actual): US\$1,249,297

Total acquisition and construction cost: US\$2,246,856

Date built: 1890s

Square footage: 3,080

Purchase condition:

Number of units: 3

Bedrooms: 3

Bathrooms: 3

Post renovation:

Number of units: 1

Bedrooms: 3

Bathrooms: 3 full, 2 half

PROPERTY HIGHLIGHTS: Purchased in December 2012, 520 Bloomfield Street was a drab, outdated three-family home, with a faux stone exterior as appalling as the property’s interior. Located on one of Hoboken’s most coveted streets, the Fund realized there was a prime opportunity to acquire the property at a discounted price and transform it into a grand, modern single-family home. The property underwent a full gut renovation, and the interior now boasts a beautiful custom staircase, designer kitchen and high-end amenities throughout. In addition, the exterior façade was completely revamped, completing the property’s transformation and making it one of the most attractive brownstones on Bloomfield Street. In January 2015 the Fund’s vision was substantiated when the property leased for US\$11,995 per month, breaking the record for the highest single-family rent in Hoboken.



Hoboken

Tour Guide – the Fund's Properties



2 1200 Bloomfield Street, Hoboken



Purchase date: Yet to close

Total acquisition cost: US\$2,450,000

Square footage: 2,754

Date built: Early 1900s

Purchase condition:

Number of units: 2

Bedrooms: 5

Bathrooms: 4

Post renovation:

Number of units:

Bedrooms:

Bathrooms:

PROPERTY HIGHLIGHTS: This three-storey stone and brick brownstone is positioned on the corner of Bloomfield Street and 12th Street in Hoboken and offers the highly sought benefit of two-car garage parking. Currently, the home is set up as a two-family boasting a four-bedroom, one-bath unit over a one-bedroom, one-bathroom apartment. The property was purchased in livable condition with some original details including decorative window frames, ornate ceilings and original fireplaces. Dixon Projects intends to transform this home into a grand single-family dwelling with the incredibly rare benefit of a two-car covered garage in coveted uptown Hoboken.

3 1231 Bloomfield Street, Hoboken



Purchase date: December 2012

Total acquisition cost: US\$1,548,955

Construction cost (actual): US\$26,718

Total acquisition and construction cost:
US\$1,575,673

Square footage: 2,239

Date built: 1890s

Purchase condition:

Number of units: 1

Bedrooms: 4

Bathrooms: 3

Post renovation:

Number of units: 1

Bedrooms: 4

Bathrooms: 3

PROPERTY HIGHLIGHTS: Acquired by the Fund in December 2012, this historic Hoboken brownstone wonderfully juxtaposes old-world charm with a modern renovation. Built in 1901, the original features include ornate flooring patterns, decorative fireplaces and mantels, exposed brick walls and a majestic staircase. The home's modern renovations include updated bathrooms with beautiful fixtures and tiling, and a state-of-the-art galley kitchen fit for a chef. After acquiring the property, it was quickly leased and has yet to experience any vacancy with a current rental amount of US\$6,750.



Hoboken

Tour Guide – the Fund's Properties

4 1233 Bloomfield Street, Hoboken



Purchase date: September 2012

Total acquisition cost: US\$1,320,956

Construction cost (actual): US\$31,986

Total acquisition and construction cost:
US\$1,352,942

Square footage: 2,222

Date built: 1890s

Purchase condition:

Number of units: 1

Bedrooms: 4

Bathrooms: 2.5

Post renovation:

Number of units: 1

Bedrooms: 4

Bathrooms: 2.5

PROPERTY HIGHLIGHTS: Similar to its neighbouring property at 1231, 1233 Bloomfield Street offers an amazing combination of historic details and modern renovation. Built in 1901, the single-family brick home features original mouldings and mantels and renovated kitchen and bathrooms. This lovely home leased at an impressive US\$6,060 per month with a single tenant and no turnover vacancy since the property was acquired in September 2012.



Weehawken

The Local Neighborhood and Amenities



VIEW OF MANHATTAN FROM THE HUDSON RIVER PALISADES

Weehawken is located just north of Hoboken along the Hudson River. Situated directly across from Midtown Manhattan, the majority of this area is perched atop the Hudson River Palisades, a series of steep cliffs boarding the west side of the Hudson River. With this higher elevation, parts of the Weehawken area provide beautiful views overlooking the Hudson River and Manhattan. The real estate in this area is characterised by large, detached homes. Families are attracted to the area for the school district, which is known for being one of the best in the area. Transportation also makes Weehawken highly desirable. Residents of Weehawken can utilise the Port Imperial Ferry system to access Manhattan, the Lincoln Harbour light rail station for access to Jersey City and Hoboken, and access Manhattan in just minutes via the Lincoln Tunnel by both car and bus lines.



Weehawken

Tour Guide – the Fund's Properties



5 722 Boulevard East, Weehawken



Purchase date: August 2013
Total acquisition cost: US\$676,025
Construction cost (actual): US\$6,094
Total acquisition and construction cost: US\$682,119
Square footage: 2,145
Date built: Early 1900s

Purchase condition:

Number of units: 2
Bedrooms: 5
Bathrooms: 3

Post renovation:

Number of units: 2
Bedrooms: 5
Bathrooms: 3

PROPERTY HIGHLIGHTS: Acquired by the fund in August 2013, 722 Boulevard East was purchased as a two-family home, with the optionality to potentially convert it into a single-family home down the road if the market dictates. In the interim, the two rental units are in great condition, with each apartment featuring hardwood floors, newly renovated bathrooms, spacious kitchens and plenty of natural light. The property also offers residents a private parking spot, a highly desirable commodity for the area. Conveniently situated along Boulevard East, just steps from unobstructed views of Manhattan, 722 Boulevard East offers endless potential as either rental stock or a single-family conversion.

6 16-18 Fulton Street, Weehawken



Purchase date: September 2014
Total acquisition cost: US\$1,208,832
Construction cost (actual): US\$72,869
Total acquisition and construction cost: US\$1,281,701
Square footage: 4,975
Date built: 1910

Purchase condition:

Number of units: 3
Bedrooms: 7
Bathrooms: 4

Post renovation:

Number of units: 3
Bedrooms: 7
Bathrooms: 4

PROPERTY HIGHLIGHTS: Built in the early 1900s and acquired by the Fund in September 2014, 16-18 Fulton Street is a prime example of Weehawken's grand Victorian homes. The exterior boasts a large porch, private garden space and a highly coveted carport parking area. The interior features a plethora of original finishes including stained glass windows, wood floors, wood trim mouldings, custom wood carved staircase banisters, chandeliers and fireplace mantels. In addition to the home's charming interior and exterior features, the property is ideally situated on a prime Weehawken block, located just steps from Boulevard East and sprawling views of Manhattan.



Weehawken

Tour Guide – the Fund’s Properties



7 2204 Palisade Avenue, Weehawken



Purchase date: December 2012

Total acquisition cost: US\$540,511

Construction cost (actual): US\$23,424

Total acquisition and construction cost:
US\$563,935

Square footage: 3,093

Date built: Early 1900s

Purchase condition:

Number of units: 1

Bedrooms: 4

Bathrooms: 3

Post renovation:

Number of units: 1

Bedrooms: 4

Bathrooms: 3

PROPERTY HIGHLIGHTS: Located directly across the street from the Hackensack Reservoir, 2204 Palisade Avenue is situated within a beautiful section of Weehawken. The single-family home, acquired in December 2012, was acquired as a beautiful four-bedroom, three-bathroom home in need of minor updates to the interior, which boasts beautiful original woodwork, intricate detail on the 100 year-old steps, ornate ceilings and beautifully maintained mantels. After completing light cosmetic work on the interior, the Fund was able to immediately lease the property and has kept it fully tenanted since, generating US\$30,000 per annum.

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Jersey City Heights

The Local Neighborhood and Amenities



VIEW OF JERSEY CITY AND MANHATTAN FROM THE NEW JERSEY PALISADES

Located on the north end of Jersey City, Jersey City Heights is perched upon the New Jersey Palisades, overlooking Hoboken to the east. With its high elevation, the area boasts sweeping views of the New York skyline. As of now, the area offers more affordable housing than its western and southern neighbors, Hoboken and Downtown Jersey City, but provides ample transportation opportunities to New York City (NYC) as well as other parts of Jersey City. Specifically, bus lines run throughout the Heights and connect to NYC via the Lincoln Tunnel. A unique feature of the Heights is the specially designed elevator that runs from the 9th street light rail station in Hoboken up the cliffs to the Heights. There is an additional set of steps that connects Hoboken and the Heights at the 2nd Street light rail station. Both connections provide easy access to the light rail stations that bring commuters throughout Jersey City and Hoboken, and connect to the PATH station for easy transport to NYC.



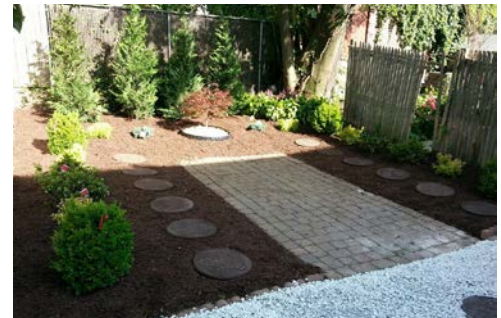
Jersey City Heights

Tour Guide – the Fund’s Properties

ALTHOUGH WE ARE NOT PASSING THE FOLLOWING TWO PROPERTIES ON OUR TOUR ROUTE TODAY, BOTH ARE NOTEWORTHY ADDITIONS TO THE FUND’S PORTFOLIO WORTHY OF MENTION.

CURRENT
RECORD HOLDER
FOR HIGHEST
NEIGHBOURHOOD
RENTAL PRICE

* 322 New York Avenue, Jersey City Heights



Purchase date: April 2013

Total acquisition cost: US\$244,445

Construction cost (actual): US\$267,145

Total acquisition and construction cost:
US\$511,590

Date built: Late 1800s

Square footage: 2,065

Purchase condition:	Post renovation:
Number of units: 2	Number of units: 1
# Bedrooms: 5	# Bedrooms: 4
# Bathrooms: 3	# Bathrooms: 4.5

PROPERTY HIGHLIGHTS: When 322 New York Avenue was acquired by the Fund in April 2013, it was a two-family home in severely outdated condition, with a poorly designed layout and adjoining bedrooms that made the home feel cramped and constricted. Despite these shortcomings, the Fund knew the property had plenty of potential if properly renovated, and the home was ultimately converted into a beautiful single-family home, which now features four spacious bedrooms and four-and-a-half bathrooms. The entire layout was completely reconfigured, creating an open floor plan and providing each bedroom with an ensuite bathroom. For the finishing touches, new fixtures and finishes were added throughout the home, and a three-zone central air and heat system was installed. 322 New York Avenue is now amongst the most coveted homes in Jersey City Heights, and the Fund was able to rent the property for US\$4,100 per month, shattering the previous neighbourhood record.



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Jersey City Heights

Tour Guide – the Fund’s Properties



AWARD-WINNING
WORK HONORED
BY THE JERSEY
CITY LANDMARKS
CONSERVANCY

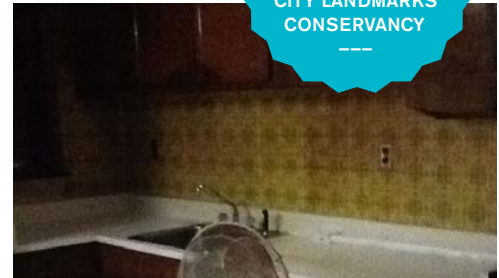
* 84 Bowers Street, Jersey City Heights



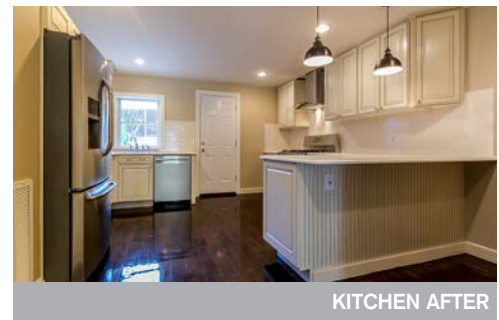
EXTERIOR BEFORE



EXTERIOR AFTER



KITCHEN BEFORE



KITCHEN AFTER

Purchase date: October 2012

Total acquisition cost: US\$168,797

Construction cost (actual): US\$341,030

Total acquisition and construction cost:
US\$509,827

Date built: Late 1800s

Square footage: 1,825

Purchase condition:	Post renovation:
Number of units: 2	Number of units: 1
# Bedrooms: 4	# Bedrooms: 3
# Bathrooms: 2	# Bathrooms: 3.5

PROPERTY HIGHLIGHTS: 84 Bowers Street is a prime example of the Fund’s commitment to restoration work. Purchased in October 2012, the exterior of this property was originally covered in deteriorating vinyl siding that was a disgrace to the property’s original, historic architecture, and the inside of the house was as dilapidated as the front façade. The Fund saw an opportunity to complete a full renovation of the property and turn it into a beautiful single-family home, which now features an open concept layout with three bedrooms and three-and-a-half bathrooms as well as a front façade that has been completely restored to its original splendor. The Fund’s restoration received critical acclaim, with the Jersey City Landmarks Conservancy recognising the Fund’s work on 84 Bowers Street by awarding it the Theodore Conrad Award at the 2014 Annual Preservation Awards Ceremony.



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Jersey City Heights

Tour Guide – the Fund’s Properties



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8 121 Palisade Avenue, Jersey City Heights



Purchase date: October 2011
Total acquisition cost: US\$354,917
Square footage: 2,635
Date built: Early 1900s

Purchase condition:

Number of units: 3
 # Bedrooms: 3
 # Bathrooms: 3.5

Post renovation:

Number of units: 3
 # Bedrooms: 3
 # Bathrooms: 3.5

PROPERTY HIGHLIGHTS: Purchased in October 2011, this three-family brick row house is located in a great section of the Heights within walking distance of Journal Square, a transport hub of Hudson County providing direct access to Downtown Jersey City, New York City and Newark International Airport. Currently, the property is set up as two one-bed, one-bath apartments over a two-bedroom, one-and-a-half bathroom duplex. The property was acquired in good condition boasting granite counters, high-end ceramic tile, tall cherry cabinets, ornate fireplaces, crown molding, a large deck and a Jacuzzi tub. The duplex apartment has an abundance of natural light through the glass doors that open out to a patio and private backyard.

9 86 Palisade Avenue, Jersey City Heights



Purchase date: August 2012
Total acquisition cost: US\$369,795
Square footage: 1,920
Date built: Early 2000s

Purchase condition:

Number of units: 2
 # Bedrooms: 3
 # Bathrooms: 2 full, 1 half

Post renovation:

Number of units: 2
 # Bedrooms: 3
 # Bathrooms: 2 full, 1 half

PROPERTY HIGHLIGHTS: Acquired by the Fund in August 2012, this two-family brick home in the Heights offered an opportunity to acquire an income-producing property with huge appreciation potential. Set up as a three-bedroom, one-and-a-half bathroom unit over a studio apartment with full bath, this property is scenically situated along Palisade Avenue with beautiful views of both Hoboken and Manhattan. The property boasts brand-new hardwood floors, modern stainless steel appliances and a stunning outdoor deck off the back of the home which is perfect for entertaining. Additionally, the home comes with an attached one-car garage perfect for commuting tenants. The property is located just steps from bus lines that provide easy access to New York City and all of Jersey City.



Downtown Jersey City

The Local Neighborhood and Amenities



HAMILTON PARK AREA

Downtown Jersey City is made up of several smaller mini-neighborhoods, each one with its own distinctive character. Along the waterfront there's the shiny new towers of Exchange Place, a little further in you'll find a bustling restaurant scene around the rapidly developing Grove Street area, and sprinkled throughout are the serene brownstone blocks of Harsimus Cove, Hamilton Park, Paulus Hook and Van Vorst Park.

Jersey City has an incredible mix of architecture that only hundreds of years of history and a combination of settlement, development and then redevelopment can provide. With some of the finest brownstones, brick row houses and historic pre-Civil War housing in the whole country combined, and one of the fastest developing stock of new apartment and office buildings all nestled together, it is urban, dense and spectacular.

For such a dense Downtown area, the variety of urban-play-space is impressively wide-ranging. Hamilton Park, fully renovated in 2010, is one of the most picturesque, lined with nineteenth-century row houses while a series of expansive grassy areas lead towards a central Victorian-style gazebo. There are pristine tennis and basketball courts, a children's water park and two dog runs. A ten-minute walk away, Van Vorst Park offers a second dose of parkland, with tree-lined lawns adorned by blooming azaleas in the springtime. This past year, Jersey City tested out an innovative plan to create a car-free pedestrian plaza along a stretch of Newark Avenue near Grove Street, opening up the street to everything from bike riders and picnics to free sidewalk martial arts classes and summertime strolls. A footbridge from Liberty Harbor across the Morris

Canal Basin connects Downtown Jersey City to Liberty State Park. This spectacular urban oasis spanning over 1,200 acres and bordered by water on three sides, offers expansive views of the Manhattan skyline, the Statue of Liberty and Ellis Island. The historic Central Railroad of New Jersey Terminal (CRRNJ), a grand setting for much of New Jersey's transportation history in the northeast, is prominently located at the north end of the park. A two-mile waterfront promenade, Liberty Walk, links the picnic areas, playgrounds and the CRRNJ Terminal while providing visitors with sweeping views across the Hudson River. Nearby, the breathtaking views from Liberty National Golf Club will give the region's golf fans some of their greatest golf viewing opportunities in coming years. Already a two-time host of the Barclays tournament in 2009 and 2013, Liberty National will be hosting the 2017 President's Cup tournament and many other PGA tour events over the coming decades

The 24-hour PATH train has three stations in Downtown Jersey City—at Exchange Place and Newport, which are both near the waterfront—and Grove Street. From Exchange Place it's just one stop (about 5 minutes) to the World Trade Center in Downtown Manhattan, and from Grove Street and Newport only a few minutes further to stops at Christopher, 9th, 14th, 23rd and 33rd streets on 6th Avenue. For a more scenic route, ferry services connect the JC waterfront with Midtown Manhattan, the World Financial Center Ferry Terminal and Pier 11 at Wall Street. The Hudson-Bergen light rail is a quick and easy way to get from Jersey City to other nearby towns in Hudson County, including Hoboken and Weehawken.

With consistently increasing demand to be anywhere near New York City, Jersey City has 5,600 new apartments currently being built and 18,000 more already approved for development. There is booming development in parts of Downtown Jersey City including the Powerhouse Arts District – a historic warehouse district, Liberty Harbor and the Grove Street area. With all of these exciting large-scale developments well underway, the already wonderfully diverse and re-gentrified Jersey City has a bright future.



Downtown Jersey City

Tour Guide – the Fund’s Properties



10 331.5 7th Street, Downtown Jersey City



EXTERIOR BEFORE



EXTERIOR AFTER



Purchase date: May 2013

Total acquisition cost: US\$269,696

Construction cost (actual): US\$415,647

Total acquisition and construction cost:
US\$685,343

Date built: Late 1800s

Square footage: 1,335

Purchase condition:	Post renovation:
Number of units: 1	Number of units: 1
# Bedrooms: 2	# Bedrooms: 2
# Bathrooms: 1	# Bathrooms: 2

PROPERTY HIGHLIGHTS: When purchased in May 2013, this property was in an uninhabitable condition, with a dilapidated interior, boarded up windows, and a deteriorating faux brick exterior. The Dixon Projects team undertook a full gut renovation of the property, removing the faux brick façade and replacing it with a wooden façade in keeping with what would have been the original exterior of the property and completely transforming the interior of the property to create a beautiful two-bedroom, two-bathroom single-family home. This appealing townhouse has been renovated to the highest quality and is exceptionally well laid out to maximize space. The property boasts an open-plan kitchen, dining and living area, and a spacious master bedroom complete with an ensuite featuring a double vanity, a walk-in closet and access to a fantastic roof deck. The property features new wooden flooring, an original fireplace, exposed brick feature walls and modern kitchen and bathrooms.



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Downtown Jersey City

Tour Guide – the Fund’s Properties



11 318.5 7th Street, Downtown Jersey City



Purchase date: December 2012
Total acquisition cost: US\$505,380
Construction cost (actual): US\$85,031
Total acquisition and construction cost: US\$590,411
Square footage: 1,428
Date built: Late 1800s

Purchase condition:

Number of units: 1
 # Bedrooms: 2
 # Bathrooms: 2

Post renovation:

Number of units: 1
 # Bedrooms: 2
 # Bathrooms: 2

PROPERTY HIGHLIGHTS: After its purchase in December 2012, 318.5 7th Street has undergone a complete renovation, which has not only maintained the property’s old-world charm by restoring the original fireplace mantels and polished hardwood floors, but has stylishly incorporated modern amenities by adding high-end bathrooms and kitchen. The property features three levels of living space, with the first floor comprised of the open kitchen, dining area, and a unique wood cast iron fireplace, as well as a full bathroom and access to a landscaped backyard. The second level features a spacious bedroom and a common living area with a beautifully restored fireplace mantel. Finally, the top floor is the remarkable master level featuring a spacious master bedroom with a walk-in wardrobe and an accompanying master bathroom with a glass enclosed shower and double vanity.

12 272 7th Street, Downtown Jersey City



Purchase date: May 2014
Total acquisition cost: US\$706,379
Construction cost (actual): US\$10,207
Total acquisition and construction cost: US\$716,586
Square footage: 1,762
Date built: Late 1800s

Purchase condition:

Number of units: 1
 # Bedrooms: 3
 # Bathrooms: 1

Post renovation:

Number of units: 1
 # Bedrooms: 3
 # Bathrooms: 1

PROPERTY HIGHLIGHTS: Acquired in May 2014 in an off-market transaction, 272 7th Street features three bedrooms and one bathroom as well as a private parking space, an incredibly rare feature in Downtown Jersey City. The interior, which has been minimally renovated since the property was acquired, features a spacious, open floor plan with a combined living and dining room, a modern kitchen with granite counters and stainless steel appliances, as well as a generously sized, well-manicured backyard.



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Downtown Jersey City

Tour Guide – the Fund’s Properties



13 244 7th Street, Downtown Jersey City



Purchase date: October 2014
Total acquisition cost: US\$1,227,642
Square footage: 2,364
Date built: Late 1800s

Purchase condition:

Number of units: 1
 # Bedrooms: 5
 # Bathrooms: 3

Post renovation:

Number of units: 1
 # Bedrooms: 5
 # Bathrooms: 3

PROPERTY HIGHLIGHTS: Built in the 1860s, this historic downtown townhouse is a prime example of the single-family row house that makes Downtown Jersey City’s architecture so attractive. Acquired by the Fund in October 2014, the property boasts five bedrooms and three bathrooms, with an abundance of original detail throughout the parlour floor. The property will undergo brief cosmetic repair, with the Dixon Projects team planning to renovate the home’s kitchen and bathrooms, bringing them to a high-end, modern state that will help maximise the rental return.

14 236.5 7th Street, Downtown Jersey City



Purchase date: September 2012
Total acquisition cost: US\$795,757
Construction cost (actual): US\$142,503
Total acquisition and construction cost: US\$938,260
Square footage: 2,816
Date built: Late 1800s

Purchase condition:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 1.5

Post renovation:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 3

PROPERTY HIGHLIGHTS: Located on a charming tree-lined street, this beautifully maintained single-family brick row house features four bedrooms and one-and-a-half bathrooms. Purchased in September 2012, the property was among the first wave of acquisitions that the Fund made in Downtown Jersey City, and the interior of the property, which features almost 3,000 square feet of living space, has retained most of its original features including timber floors, high ornate ceilings and original fireplaces.



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Downtown Jersey City

Tour Guide – the Fund’s Properties



15 273 8th Street, Downtown Jersey City



Purchase date: August 2012
Total acquisition cost: US\$974,398
Construction cost (actual): US\$90,071
Total acquisition and construction cost: US\$1,064,469
Square footage: 2,913
Date built: Late 1800s

Purchase condition:

Number of units: 2
 # Bedrooms: 5
 # Bathrooms: 3

Post renovation:

Number of units: 2
 # Bedrooms: 5
 # Bathrooms: 3

PROPERTY HIGHLIGHTS: Directly overlooking the picturesque Hamilton Park, this charming two-family row house features a duplex with a two-bedroom, two-bathroom unit and a triplex with three-bedrooms and two bathrooms. The interior has retained many of the property’s original features, including high ornate ceilings and marble fireplaces. The triplex unit also features incredibly spacious light-filled living spaces and bedrooms, coupled with a generously sized wooden deck. The garden level unit has exclusive access to a backyard paved entertaining area, and both units have modern kitchens and bathrooms.

16 289.5 8th Street, Downtown Jersey City



Purchase date: January 2013
Total acquisition cost: US\$831,494
Construction cost (actual): US\$74,817
Total acquisition and construction cost: US\$906,311
Square footage: 2,513
Date built: 1870s

Purchase condition:

Number of units: 2
 # Bedrooms: 4
 # Bathrooms: 2

Post renovation:

Number of units: 2
 # Bedrooms: 4
 # Bathrooms: 2

PROPERTY HIGHLIGHTS: Built in 1870, this two-family brick row house overlooking Hamilton Park boasts a unique exterior which features an arched entryway and windows as well as a pitch roof and bay windows. When the property was purchased in January 2013, it was in poor condition and in need of a full renovation to bring the property back to its original splendor. Most recently, unit one went through a complete renovation where Dixon Projects put in a modern kitchen boasting stainless steel appliances and granite countertops. Additionally, the bathrooms were updated with modern tiles and brand-new fixtures. Unit one serves as a one bedroom, one bathroom apartment, while the top three floors create a three-bedroom, one-bathroom triplex. Both units retain many of the property’s original details including ornate mouldings and doorways as well a carved wooden staircase. The backyard area features a lovely patio and manicured garden area. The property’s numerous windows allow for views of the picturesque Hamilton Park.



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17 18 West Hamilton Place, Downtown Jersey City



Purchase date: July 2014
Total acquisition cost: US\$1,194,747
Square footage: 2,262
Date built: 1860s

Purchase condition:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 2.5

Post renovation:

Number of units: 1
 # Bedrooms: 3
 # Bathrooms: 2.5

PROPERTY HIGHLIGHTS: One of just a handful of townhomes on the coveted West Hamilton Place, this property was acquired by the fund in July 2014 configured as a four-bedroom, two-and-a-half bathroom single-family home. The interior of the property boasts original timber hardwood floors, beautiful mantels, ornate ceiling medallions and mouldings, and the garden level features a spacious kitchen with granite countertops, stainless steel appliances, and an exposed brick accent wall. Since it was purchased in an updated condition, there has been only been minor cosmetic work completed in the home including painting, updating fixtures, and converting an undersized bedroom on the third floor into a spacious, walk-in closet for the master bedroom.

18 22 West Hamilton Place, Downtown Jersey City



Purchase date: May 2013
Total acquisition cost: US\$1,245,041
Square footage: 2,479
Date built: 1860s

Purchase condition:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 2.5

Post renovation:

Number of units: 1
 # Bedrooms: 3
 # Bathrooms: 2.5

PROPERTY HIGHLIGHTS: Another of the Fund's highly sought after townhomes overlooking Hamilton Park, 22 West Hamilton Place combines a historic brick exterior with an interior that couples historic details with modern amenities. This grand property possesses original details throughout such as hardwood floors, high ornate ceilings and a beautifully carved wooden staircase. The Dixon Projects team completed a cosmetic repair job at the time of purchase to replace the existing outdated bathrooms with modern bathrooms and high-end fixtures. Tenanted since acquisition, the property has recently become vacant, and Dixon Projects will be creating a spacious master suite on the 3rd floor by converting one of the smaller bedrooms into a master ensuite bathroom and walk-in closet. The ensuite will boast a walk-in shower, soaker tub, California closet and double vanity.



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19 616 Jersey Avenue, Downtown Jersey City



Purchase date: May 2013

Total acquisition cost: US\$1,007,474

Construction cost (actual): US\$794,420

Total acquisition and construction cost:
US\$1,801,894

Date built: 1870s

Square footage: 2,151

Purchase condition:	Post renovation:
Number of units: 3	Number of units: 1
# Bedrooms: 4	# Bedrooms: 3
# Bathrooms: 4	# Bathrooms: 3

PROPERTY HIGHLIGHTS: Built in 1978, this grand brick townhouse was purchased by the fund in May of 2013 as a three-family home. It comprised a cramped, inefficient configuration that composed of a two-bedroom, two-bathroom apartment over two one-bedroom, one-bathroom apartments. The property underwent a complete gut renovation at the hands of The Dixon Projects team, and 616 Jersey Avenue is now a majestic single-family home boasting a designer kitchen, beautifully tiled and stylish bathrooms with modern fixtures, intricately laid hardwood floors and an incredibly spacious open and modern layout. Additionally, the rear of the property features two large outdoor decks connected by an outdoor staircase, as well as a beautifully manicured backyard entertaining area.



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20 590 Jersey Avenue, Downtown Jersey City



Purchase date: May 2014
Total acquisition cost: US\$1,196,254
Construction cost (actual): US\$30,513
Total acquisition and construction cost: US\$1,226,767
Square footage: 2,423
Date built: Late 1800s

Purchase condition:

Number of units: 2
 # Bedrooms: 5
 # Bathrooms: 3.5

Post renovation:

Number of units: 2
 # Bedrooms: 5
 # Bathrooms: 3.5

PROPERTY HIGHLIGHTS: This two-family brick row house, purchased by the Fund in May 2014, features a duplex unit on the top two floors, and a one-bedroom apartment on the garden floor. Both units feature coveted outdoor space, with the garden level apartment having exclusive access to a private patio, while the duplex unit contains a spacious rear deck with backyard access. The garden floor apartment has just undergone a complete renovation, including the installation of a new kitchen and hardwood floors, as well as a modern bathroom featuring a spa bath. With the property just minutes away from the Grove Street PATH station, both units will be highly desirable rental apartments.

21 232.5 3rd Street, Downtown Jersey City



Purchase date: June 2012
Total acquisition cost: US\$716,398
Construction cost (actual): US\$150,272
Total acquisition and construction cost: US\$866,670
Square footage: 2,224
Date built: 1880s

Purchase condition:

Number of units: 3
 # Bedrooms: 5
 # Bathrooms: 3

Post renovation:

Number of units: 3
 # Bedrooms: 5
 # Bathrooms: 4

PROPERTY HIGHLIGHTS: Built in 1887, this townhouse is configured as a duplex apartment on the upper two levels, and two one-bedroom apartments on the lower levels. The second level unit was recently renovated, with the Dixon Projects team refinishing the floors and installing a brand new kitchen with stainless steel appliances and stunning granite countertops. The sun-drenched duplex unit has been completely renovated by the Dixon Projects team as well, and now boasts refinished wooden floors and newly renovated modern bathrooms and kitchen with stainless steel appliances and granite countertops, and the mantels throughout the home have been restored to give the home additional charm and character.



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22 220.5 3rd Street, Downtown Jersey City



Purchase date: April 2014
Total acquisition cost: US\$696,306
Square footage: 2,237
Date built: 1860s

Purchase condition:

Number of units: 2
 # Bedrooms: 5
 # Bathrooms: 2.5

Post renovation:

Number of units: 1
 # Bedrooms: 3
 # Bathrooms: 2.5

PROPERTY HIGHLIGHTS: Purchased by the Fund in April 2011 as an outdated and poorly configured two-family home, the Dixon Projects team are now underway with plans to transform this townhouse into a stunning single-family home which will boast three spacious bedrooms, two-and-a-half modern bathrooms and an entire garden floor designated as an open-plan recreation space which will lead out onto a beautifully manicured garden. The property will also boast modern bathrooms and kitchen with high-end finishes and fixtures, and the finished product will be among the Fund’s elite collection of Downtown Jersey City townhomes.

23 459 Jersey Avenue, Downtown Jersey City



Purchase date: June 2014
Total acquisition cost: US\$1,969,811
Square footage: 6,757
Date built: Late 1800s

Purchase condition:

Number of units: 1
 # Bedrooms: 6
 # Bathrooms: 2.5

Post renovation:

Number of units: 1
 # Bedrooms: 6
 # Bathrooms: 2.5

PROPERTY HIGHLIGHTS: This majestic brownstone overlooking the historic Van Vorst Park boasts some of the most impressive and well-maintained historic detail ever seen in a Downtown Jersey City brownstone. The property’s grand exterior is beautifully complemented by its interior, which boasts intricately carved woodwork, ornate ceiling mouldings and elaborate mantels. Currently configured as a six-bedroom, two-and-a-half bathroom single-family home, the Fund has plans to keep the property as a single-family property, but will do a complete renovation to bring it to the modern standards that tenants expect. To match the grandeur of the home, the renovations will include custom cabinetry and woodwork restoration to make the changes look period specific and seamless with the existing detail of the house. Additionally, renovations to the home will include a new modern kitchen and bathrooms, boasting custom mahogany vanities, designer appliances and fittings, marble tiling and caesarstone quartz countertops.



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24 311 York Street, Downtown Jersey City



Purchase date: March 2013
Total acquisition cost: US\$1,169,002
Construction cost: US\$54,616
Total acquisition and construction cost: US\$1,223,618
Square footage: 2,805
Date built: 1880s

Purchase condition:

Number of units: 2
 # Bedrooms: 4
 # Bathrooms: 3.5

Post renovation:

Number of units: 2
 # Bedrooms: 4
 # Bathrooms: 3.5

PROPERTY HIGHLIGHTS: Acquired by the Fund in March 2013, this historic brick townhouse juxtaposes old-world charm with a modern renovation. Built in the 1880s, this home is perfectly situated just steps away from historic Van Vorst Park. The property boasts original features including ornate flooring patterns, decorative fireplaces and mantels, original pine floors, exposed brick walls and a majestic staircase. Set up as a three-bedroom, two-and-a-half bath triplex over a one-bedroom, one-bathroom garden apartment, the home was purchased in great condition with only minor updates needed. The home’s existing modern renovations include updated bathrooms with beautiful fixtures and tiling and stunning kitchens fit for a chef.

25 266 Barrow Street, Downtown Jersey City



Purchase date: October 2013
Total acquisition cost: US\$1,346,652
Construction cost: US\$106,288
Total acquisition and construction cost: US\$1,452,940
Square footage: 3,776
Date built: 1850s

Purchase condition:

Number of units: 2
 # Bedrooms: 5
 # Bathrooms: 4

Post renovation:

Number of units: 2
 # Bedrooms: 5
 # Bathrooms: 4

PROPERTY HIGHLIGHTS: Built in 1852 and overlooking the picturesque Van Vorst Park, 266 Barrow Street is a grand two-family home the Fund purchased in October of 2013. Given its recently updated condition at the time of purchase, the Dixon Projects team only needed to do cosmetic renovations to the one-bedroom rental unit, merely switching out some appliances and fixtures and adding a fresh coat of paint. Meanwhile, in unit two, the team did a complete overhaul, refinishing the floors, adding in a new washer and dryer, and installing a new kitchen and bathrooms with modern marble countertops and stainless steel appliances. These renovations helped add modern amenity to an already grand residence, which boasts original details including hardwood floors, ornate ceilings and mouldings and elaborate marble mantels.



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26 268 Barrow Street, Downtown Jersey City



Purchase date: April 2013
Total acquisition cost: US\$1,103,380
Square footage: 3,498
Date built: 1850s

Purchase condition:

Number of units: 4
 # Bedrooms: 6
 # Bathrooms: 4

Post renovation:

Number of units: 1
 # Bedrooms: 5
 # Bathrooms: 5 full, 2 half

PROPERTY HIGHLIGHTS: Another of the Fund’s coveted Van Vorst Park properties, this historic brownstone was built in 1852 was purchased by the Fund in April 2013. At the time of acquisition, the property was an outdated and rundown four-family house, but the Dixon Projects team is planning to return this property to its former glory by converting it back into a grand single-family home, which will boast five spacious bedrooms, five full bathrooms and two half bathrooms. The finished home will feature a classic design scheme, with beautiful crown mouldings throughout the home, and a stunning designer kitchen with quartz countertops and high-end Viking appliances. New wide-plank hardwood floors will be installed throughout the home, and the back of the home will feature a beautiful wall of glass sliding doors that will open up to a modern and spacious deck and entertainment space.

27 264 Montgomery Street, Downtown Jersey City



Purchase date: May 2013
Total acquisition cost: US\$1,319,070
Construction cost (actual): US\$160,138
Total acquisition and construction cost: US\$1,479,208
Square footage: 4,447
Date built: Mid 1800s

Purchase condition:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 4

Post renovation:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 4

PROPERTY HIGHLIGHTS: When acquired by the Fund in May 2013, 264 Montgomery Street featured a beautiful interior and boasted a spacious floor plan with four bedrooms and four bathrooms. Without changing the layout, the Dixon Projects team completed a cosmetic renovation of the property, changing finishes in order to maximise the home’s potential rental amount. The upgrades include the installation of new windows, sanding and refinishing the floors, and the bathrooms received new tiling and beautiful new oak vanities with marble tops. In addition, the home received a fresh coat of paint and the bedrooms received custom California Closet cabinetry storage systems.



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28 254 Montgomery Street, Downtown Jersey City



Purchase date: October 2012
Total acquisition cost: US\$1,827,839
Square footage: 7,597
Date built: 1890s

Purchase condition:

Number of units: 3
Bedrooms: 9
Bathrooms: 5

Post renovation:

Number of units: 3
Bedrooms: 9
Bathrooms: 7

PROPERTY HIGHLIGHTS: Built in 1868, this stately and unique corner block historic brownstone features a manicured garden and spacious garage. The Fund purchased this property because it identified a unique opportunity to own perhaps the most majestic townhouses in Jersey City. At the time of purchase in October 2012, the grand interior of this three-unit residence boasted many of its original features including exceptionally high ornate ceilings, a wood-panelled foyer and striking decorative mantels. Located on Van Vorst Park, this incredible property is only a short walk from the heart of Grove Street’s restaurants, shops and amenities and public transport hub, making the property a perfect candidate for a top to bottom restoration. The home now claims grandiose chandeliers hanging from the beautifully restored ceiling medallions. Wide-plank oak floors have been newly installed throughout the home and are accentuated with beautiful bathrooms boasting high-end tile work and stainless steel fixture packages. Lastly, the home has received stunning kitchens offering high-end quartz countertops, beautiful marble backsplashes and designer appliances fit for a chef.

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29 268 Montgomery Street, Downtown Jersey City



Purchase date: February 2013
Total acquisition cost: US\$1,473,236
Construction cost: US\$988,084
Total acquisition and construction cost: US\$2,461,320
Date built: Mid 1800s
Square footage: 4,369

Purchase condition:	Post renovation:
Number of units: 4	Number of units: 2
# Bedrooms: 5	# Bedrooms: 6
# Bathrooms: 4.5	# Bathrooms: 6.5

PROPERTY HIGHLIGHTS: This majestic brownstone row house sitting on Van Vorst Park is a prime example of the Dixon Projects team’s most recent work. When the property was originally purchased in February 2013, it contained two one-bedroom, one-bathroom apartments, a two-bedroom, one-bathroom unit, and a ground level two-bedroom, one-and-a-half bathroom unit that had been recently renovated. Excluding the renovated garden floor unit, the rest of the home was well-maintained, but the interior condition did not match the ornate splendor of the historic interior detail. Within the top three floors were beautiful original details including ornate stairwells, high pressed ceilings, wide wooden floorboards, original fireplace mantels and high-arching original doors.

The team felt that the proximity to the park, coupled with the original detail left intact, called for a renovation of the top three floors. Within the last year, a gut renovation of the space was completed, transforming the three outdated upstairs apartments into an absolutely stunning four-bedroom, four-and-a-half bathroom triplex. The kitchen in the unit was completely built out to include new cabinetry, backsplash, high-end appliances and a kitchen island, creating an open-layout chef’s kitchen. Each bathroom has unique tiling, vanities and fixture collections. Additionally, Dixon Projects used a wide-plank Brazilian Cherry floor throughout the unit to match the grandeur of the original details throughout the property.

Now that the property has been completed, it will be prepped for the rental market. With its proximity to Grove Street’s restaurants and transportation, coupled with its beautiful views of Van Vorst Park, the Fund feels it will command high rents from prospective tenants.

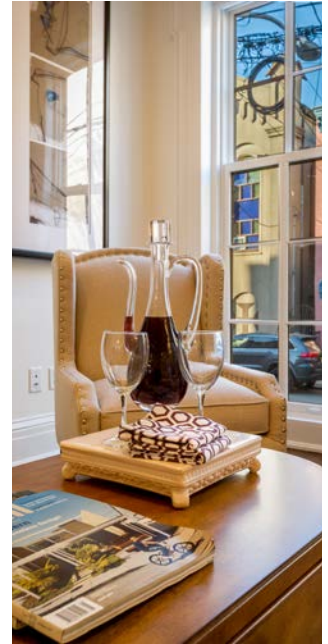
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30 237 Montgomery Street, Main House, Downtown Jersey City



Purchase date: November 2012
Total acquisition cost: US\$957,086
Construction cost: US\$1,327,173
Total acquisition and construction cost: US\$2,284,259
Date built: Mid 1800s
Square footage: 3,392

Purchase condition:	Post renovation:
Number of units: 2	Number of units: 1
# Bedrooms: 4	# Bedrooms: 4
# Bathrooms: 4	# Bathrooms: 4.5

PROPERTY HIGHLIGHTS: The Fund purchased 237 Montgomery Street in November 2012. This semi-attached brick townhouse is in an amazing location, located steps away from Van Vorst Park, and just a few short blocks to the growing restaurant and transportation hub at Grove Street. At the time of purchase, the property was set up as two units; a two-bedroom, two-bathroom unit above another two-bedroom, two-bathroom unit, and had an abundance of interior detail and woodwork but had been poorly maintained and was in need of a full renovation and restoration.

The Dixon Projects team determined that due to its prime Downtown Jersey City location, the property would be best served as a luxurious single-family home that would appeal to the burgeoning high-end rental market in that area. The transformation began with the Dixon Projects team creating architectural plans detailing the proposed conversion from a two-unit building to a grand single-family home. Now that the home has been completed, it boasts four spacious bedrooms, and four-and-a-half bathrooms. The gleaming kitchen boasts custom cabinetry with high-end designer appliances, a beautifully tiled backsplash and modern white quartz countertops. Throughout the home, every bit of salvaged detail has been restored and refinished to accent the modern finishes put into the home including wide-plank hardwood floors, brand-new windows and doors, modern lighting fixtures, and a NanaWall connecting the indoor living space to the outdoor deck and patio.



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31 237 Montgomery Street, Carriage House, Downtown Jersey City



Purchase date: November 2012

Total acquisition cost: Included with purchase of 237 Montgomery Main house

Total construction cost: US\$427,000

Date built: Mid 1800s

Square footage: 829

Purchase condition:	Post renovation:
Number of units: 1	Number of units: 1
# Bedrooms: 1	# Bedrooms: 2
# Bathrooms: 1.5	# Bathrooms: 1.5

PROPERTY HIGHLIGHTS: When the Fund purchased the main house at 237 Montgomery Street, records showed the property was registered as a three-unit building. However, the interior of the main building yielded only two living units. When enquiries were made regarding the third dwelling unit, clarification came in the form of a pleasant surprise; a large shed in the back of the home was in fact grandfathered in as a carriage house and consequently a living unit.

The Dixon team took this opportunity to capitalise on the added living space and created a modernised separate structure that functioned as a standalone home. At the time of purchase, the Dixon team felt the price it paid for the main home at 237 Montgomery was a fair deal, so the additional acquisition of a potential carriage house was simply value added to the original purchase.

The carriage house is a unique structure with exposed beams and a quaint but rustic feel, so Dixon Projects decided to embrace the history of the structure by giving the house all the amenities of a modern home while including a large outdoor living space. Connecting the indoor and outdoor living area is a custom carriage door located at the front of the home. Dixon Projects left exposed brick and beams throughout the property to create the feel of a true carriage house. These rustic characteristics are balanced by the modern touches within the property including a state-of-the-art chef’s kitchen with custom cabinetry, stunning countertops, wide-plank high-end flooring and custom-made doors. This unique two-bedroom, two-bathroom home will be sure to garner much interest when it is ready for rental.



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32 1 Hampton Court Terrace, Downtown Jersey City



Purchase date: October 2013
Total acquisition cost: US\$1,006,317
Square footage: 3,123
Date built: 1880s

Purchase condition:

Number of units: 3
 # Bedrooms: 4
 # Bathrooms: 4

Post renovation:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 3.5

PROPERTY HIGHLIGHTS: This property is one of seven with the exclusive address of Hampton Court Terrace. These Queen Anne Victorian row homes date to before 1887, with unique cast iron stoop banisters, ornate ceramic tiles and stonework on their front façades. These properties also include peaked gables and slanted mansard roofs that make them completely distinctive from the rest of the area.

In October 2013, when the property was purchased, it was registered as a three-family unit which had been divided into a number of small and cramped apartments. The Dixon Projects team felt it was best to bring the home back to its original splendor as a grand single-family and moved forward with architectural designs to create a luxurious four-bedroom, three-and-a-half bathroom home. Plans for the property include a stunning garden floor with a modern and magnificent kitchen. The parlour floor will be a full floor of living space accentuated by the restored original ceiling mouldings and detail.

33 2 Hampton Court Terrace, Downtown Jersey City



Purchase date: July 2013
Total acquisition cost: US\$1,093,104
Square footage: 3,124
Date built: 1880s

Purchase condition:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 1 full and 2 half

Post renovation:

Number of units: 1
 # Bedrooms: 4
 # Bathrooms: 3.5

PROPERTY HIGHLIGHTS: 2 Hampton Court Terrace is another grand single-family home which boasts unique cast iron stoop banisters and ornate ceramic tile and stonework on the front façades. It also includes peaked gables and slanted mansard roofs.

The fund purchased this Hampton Court townhouse in July of 2013 in dire need of renovation. Among the plans the Fund has for the property is the installation of a grand kitchen on the ground floor and a large living space on the parlour floor. The home’s floor print will mirror the interior design and layout of the restored 1 Hampton Court and all bedrooms and bathrooms will receive high-end designer finishes to create a luxurious finish.



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