



WEINGARTEN
GROUP

СВОЯ
МЕИСТАБИ



WEINGARTEN Group, LLC is a real estate investment company which owns, manages and develops multifamily properties in urban markets throughout New York and New Jersey, including rentals, condominium conversions, and new construction.

These properties are managed by our affiliated companies, Jasco Management Corp., Jasco Realty, LLC and Jasco Construction, LLC and Jasco Management Partners, LLC.

More than 50 of these properties were distressed deals purchased from banks, the RTC, Freddie Mac and the FDIC. These deals were complex workouts that required hands-on asset and construction management as well as extensive sales and marketing experience.





WEINGARTEN Group, LLC is seeking to acquire strategically-located real estate including:

- Value-add apartments
- Half-built development projects
- Fractured condominiums
- Development sites
- Distressed debt

Property Characteristics

- Mid-rise; high-rise; garden-style complexes
- Strong locational qualities, access and visibility
- Competitive unit mix and floor plans in the local submarket

Primary Markets

The following are primary target markets. **WEINGARTEN** Group, LLC will also consider properties in other markets that meet their investments criteria.

- New Jersey
- New York
- Other metro areas

We have the ability to close deals quickly based on our strong track record and access to capital.





MANAGEMENT SERVICES:

WEINGARTEN Group, LLC and The Jasco Companies, LLC acted as managing agents for court-appointed receivers and debtors-in-possession in New York and New Jersey including the largest receivership in New York history – over 72 buildings comprised of commercial and residential properties throughout Manhattan.

The management and brokerage divisions provide institutions, investors, and condominium associations with the following services:

- Asset/construction management
- Apartment building management
- Condominium management

ADVISORY SERVICES:

WEINGARTEN Group, LLC offers the following advisory services:

- REO/Foreclosure/Workouts
- Receiverships/Debtor in Possession/Bankruptcy
- Financial Analysis/Due Diligence
- Property Sales/Auctions

WEINGARTEN Group, LLC specializes in distressed real estate including the following:

- Incomplete construction projects
- Failed condominium/co-op conversions
- Other distressed real estate





**VALUE ADD SCHOOL
CONVERSION**

- Downtown Jersey City 45,000 SF apartment building. Rental upside through major capital improvement program and tenant repositioning.

2012

**OPPORTUNISTIC
NOTE PURCHASE**

- Purchased Note/Deed in Lieu of foreclosure. Mixed use. Upside through capital improvement, tax appeal and expense reduction.

2012

**OCCUPIED CONDO
CONVERSION**

- Downtown Jersey City landmark renovation. Vacated existing tenants through buyouts.

SOLD OUT

2012

**BANK REO
VACANT BUILDING**

- Downtown Jersey City Historic District condominium rehabilitation.

SOLD OUT

2012 - 2013

**OCCUPIED CONDO
CONVERSION**

- Downtown Jersey City in the burgeoning "Village Neighborhood".

SOLD OUT

2014 - 2015

**MULTI-FAMILY
DEVELOPMENT**

- Downtown Jersey City new construction development located in the burgeoning "Village Neighborhood". The property includes 45 modern units along with ground floor retail & parking.

2015 - 2017

**MULTI-FAMILY
DEVELOPMENT**

- Downtown Jersey City (Pending Approval) new construction development located in the "Village Neighborhood". Plans call for 16 luxury units along with garaged parking.

2016 - 2017

**FRACTURED
TOWNHOUSE CONDO
PROJECT**

- FDIC owned property. Completed renovation and sell out of condominiums with a National Auction Company.

**NEW CONSTRUCTION
HALF- BUILT**

- Incomplete construction project owned by a New York Bank. Completed construction, condominium conversion and sellout of units.

**DISTRESSED HI-RISE
CO-OP TO CONDO
CONVERSION**

- Appointed Receiver by a New York bank; Co-op filed bankruptcy and appointed managing agent for debtor in possession. Weingarten acquired the debt, converted from co-op to condominium. Active sales effort underway.





Scott L. Weingarten

Scott is a co-founder of Weingarten Group, LLC and The Jasco Companies, LLC. He began his real estate career in 1986 as a land developer where he built new homes and developed raw land for sale to local builders. Scott is responsible for acquisitions, business development and construction for the Companies.

Jeffrey M. Weingarten

Jeffrey is a co-founder of Weingarten Group, LLC and The Jasco Companies, LLC. He has over 28 years of real estate experience. Jeffrey is responsible for new business, due diligence, finance and dispositions for the Companies. He works closely with lenders, and the investor community. Jeffrey previously worked for the accounting firm of Deloitte Haskins & Sells.

Aaron W. Weingarten

Aaron has over 45 years of experience in the real estate industry. He was an original co-founder of J.P. Cabot Inc., a government bond, foreign exchange and federal funds brokerage company. Aaron co-founded a land development consisting of 1,800 acres, including 1,000 homes and a 1,000,000 square foot shopping center.

Dennis A. Branflick

Dennis has more than 18 years of experience in the real estate industry. Dennis began his real estate career with AvalonBay Communities. He gained progressive experience with Bozzuto Management and Toll Brothers before The Jasco Companies, LLC in 2006. Dennis is responsible for asset and construction management and operations for the Companies.





Scott L. Weingarten

201.469.0512

sweingarten@jascomgmt.com

Jeffrey M. Weingarten

201.469.0511

jweingarten@jascomgmt.com

Aaron W. Weingarten

201.469.0520

aweingarten@jascomgmt.com

Dennis A. Branflick

201.469.0530

dbranflick@jascomgmt.com

47 Mill Road

Jersey City, NJ 07302

T 201.309.0303

F 201.309.0319

weingartengroup.com

thejascocompanies.com

