



WEINGARTEN
GROUP

СВОЯ
МЕИСТАБИ



WEINGARTEN Group, LLC is a Jersey City based owner, developer, and operator of residential real estate. The Company was founded in 1981 and is a family owned business with generations of experience in the real estate industry.

They have developed numerous buildings throughout Jersey City's many neighborhoods. From its first loft rehabilitation of The Opera, a 19th century warehouse for The Metropolitan Opera's stage sets in Downtown's Van Vorst Park, to the sleek, new development at 380 Newark Avenue in the Village West, the Company has been committed to the future of this diverse and vibrant city. Weingarten Group LLC proudly supports the communities in which it builds, with many philanthropic pursuits throughout the area.

With its dynamic team and affiliated companies, Weingarten Group LLC brings passion, creativity, and cutting-edge design to all of its work.





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

- Value-add apartments
- Fractured condominiums
- Development sites

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





MULTI-FAMILY DEVELOPMENT

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

2017 - 2018

MULTI-FAMILY DEVELOPMENT

- Downtown Jersey City new construction condominium located in the "Village Neighborhood". Plans call for 16 luxury units with garage parking.

2017 - 2018

MULTI-FAMILY DEVELOPMENT

- Downtown Jersey City new construction rental building located in the "Village Neighborhood". Plans call for 27 luxury units plus ground floor retail.

2018-2019

NEW CONSTRUCTION HALF- BUILT

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

2017

VALUE ADD SCHOOL CONVERSION

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

2015 - 2017

OPPORTUNISTIC NOTE PURCHASE

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

2016 - 2017

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.

FRACTURED TOWNHOUSE CONDO PROJECT

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

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





Scott L. Weingarten

Scott is a co-founder of Weingarten Group, LLC and The Jasco Companies, LLC. He began his real estate career in 1983 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 been in the real estate business since 1983. Jeffrey is responsible for new business, finance and dispositions for the Companies. He works closely with lenders, and the investor community.

Aaron W. Weingarten

Aaron has over 50 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 20 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

