

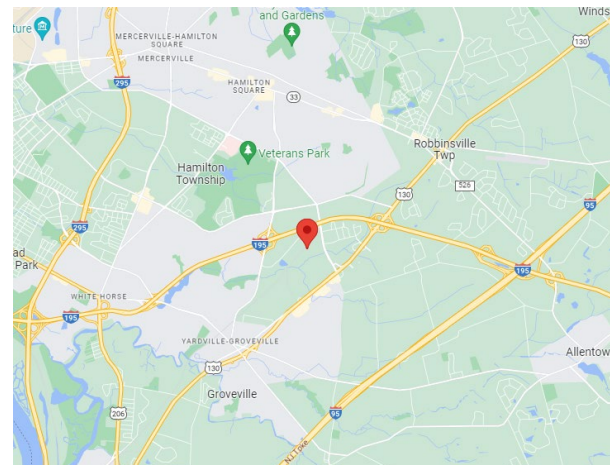


## Waterview Drive

Hamilton, NJ 08691

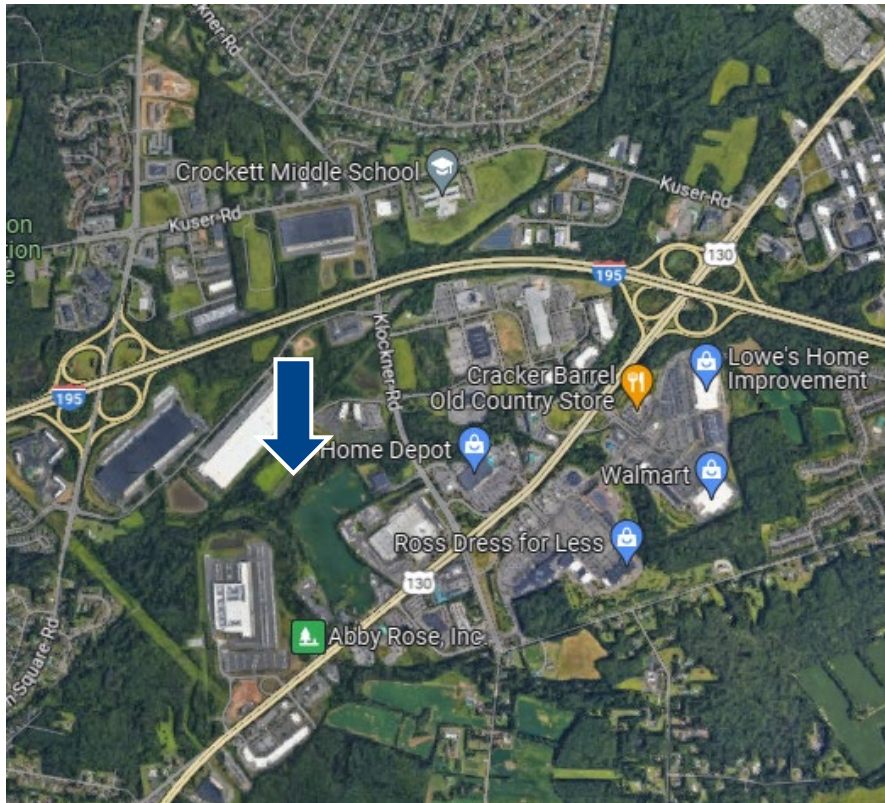
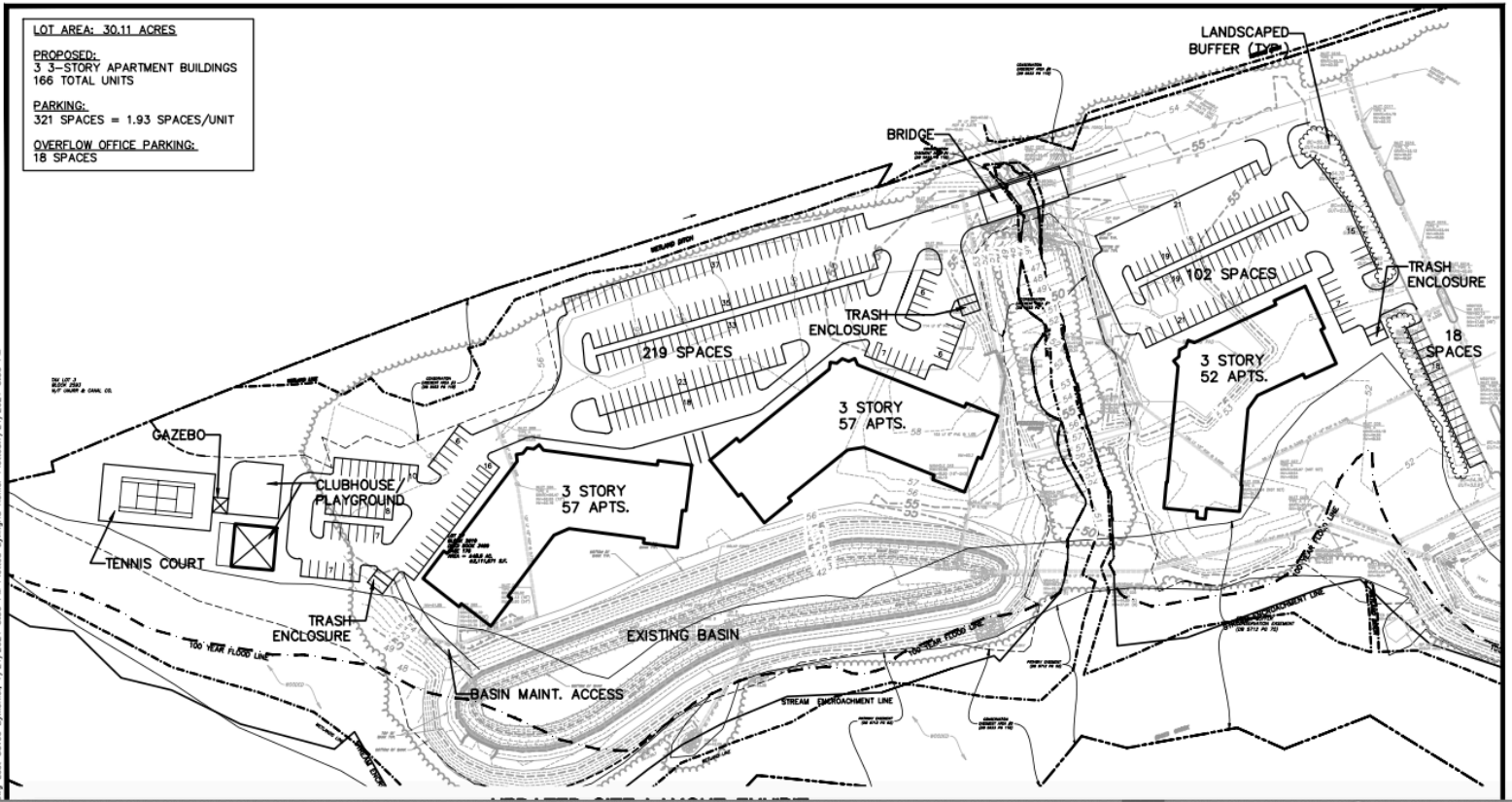
- Approvals for development of 166 apartments 2/23/23
- 121 One Bedroom and 45 Two Bedroom
- Buildings 1 & 2:
  - 3 Story Buildings with 57 apartments
  - 23,593 SF Floor Plates
- Building 3:
  - 3-Story Building with 52 apartments
  - 22,675 SF Floor Plates
- Plans include a Clubhouse, Tennis Court and Playground
- Amenity Building: 1,500 SF
- Total Square Feet: 211,083
- 339 Parking Spaces
- Located near Route 130 and Rt. 195
- Lot Size: 30.11 Acres

**Sale Price: \$12,000,000.00**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:  
**Gerard Fennelly, Patrick Dintrone**



**Site Design Costs:**

- The site engineering mass grading will balance the site with removal of the additional surplus in the stockpile that exists
- Stormwater Structure
- Stream Buffers
- Vehicle & Pedestrian Bridge
- Civil Engineer, Architect
- No Bond estimate yet

**Total Site Engineering Costs:**  
**\$1,200,000 – To Date**

- Cost for Foot & Vehicular Bridge - \$410,000
- McAllister Site Work - \$850,000

COAH: Density was kept below the limit that triggers COAH. All market rate units

- Estimated Site Work - \$2,660,000
- Estimated Cost for 57 Unit Bldg. - \$13,000,000/each
- Estimated Cost for 52 Unit Bldg. - \$11,000,000

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