

BORROWER INFORMATION

Benmoha Group

Joseph Benmoha has been a builder/developer for the last 35 years. He started his career in New York developing SFR spec homes that ranged from 2,000 SF to mansion-sized homes of 40,000 SF. In 2014, he decided to expand into the New Jersey market after acquiring a property that was abandoned by the developer. Joseph took the incomplete six-story building with 18 apartments and added new plumbing, electricity, HVAC, floors, windows, etc. After that, he moved on to other projects in Hudson County and Manhattan.

Joseph's wife, Georgette Benmoha, has played a significant role in each development project. They made the decision together to move from SFR and focus on multi-family buildings as they saw more value in owning apartments for their family. In the process, they've turned what they do into a niche family business. Georgette invests and takes care of all matters relating to financing, while Joseph searches for new projects and works with all parties involved to ensure smooth approvals and closings. Both of them are involved in the design process of each property and oversee the projects from the beginning to the end.

The Benmoha's most recent projects include a 9-unit condominium building located at 1601 Manhattan Avenue Union City, NJ as well as a single-family townhouse in Manhattan's meatpacking district located at 338 W 15th Street. They also previously developed 544 40th Street and 4401 Bergenline Avenue both in Union City, NJ as well as 15 Dupont Court in Brookville, NY.

Currently, they are developing a 48-unit condominium project at 649 38th Street in Union City, NJ. The construction is set to be completed by the end of 2023. They have also recently secured approvals for a 130-unit luxury multi-family rental community at 477 Main Street in Hackensack, NJ.



**BENMOHA
GROUP**

REPRESENTATIVE DEVELOPMENT PROJECTS BY BORROWER



Avenue

- 6 apartments & 3 retail spaces (11,000 SF)
- 4401 Bergenline Avenue, Union City, NJ



Jade

- 18 unit multifamily development (31,000 SF)
- 544 40th Street, Union City, NJ



The Manhattan

- 9 unit luxury condo development (24,000 SF)
- 1601 Manhattan Avenue, Union City, NJ



The Palace at Dupont Court

- 40,000 SF luxury home development
- 15 Dupont Court, Brookville, NY



Meatpacking Townhouse

- 7,000 SF luxury townhouse redevelopment
- 338 W 15th Street, New York, NY



Crown Residences

- 48 unit condo project (80,000 SF)
- 649 38th Street, Union City, NJ
- Estimated completion Q4 2023



LIBERTY
PARK

648
651

- Upcoming Project in Hackensack NJ
- 130 Luxury Multifamily Rentals with 4k SF Retail
- Groundbreaking Spring 2024

