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QUIN SLEEPY HOLLOW, LUXURY RENTAL COMMUNITY, ATTRACTING RENTERS FROM BOTH LOCAL TOWNS AND ACROSS THE NATION

High Style Residences in Central Location Offers Compelling Value Opportunity



When California resident Stacey Hu accepted a job in New Jersey, she quickly hopped on a flight headed east in search of a new home that offered a relaxed atmosphere, modern amenities, and the ability to move-in as soon as possible. She got a quick start, touring four rental communities the same day she arrived at Newark International Airport.

According to Ms. Hu, the right decision quickly became obvious: Quin Sleepy Hollow, the brand-new rental community by JMF Properties in an up-and-coming area of Plainfield, satisfied her entire wish list and then some. It offered modern apartments a full menu of lifestyle amenities, a central location perfect for her commute, and an exceptional value made even more attractive thanks to Grand Opening incentives. She signed a lease and moved in this February.

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“The awesome thing about Quin Sleepy Hollow is it is good for young professionals like me who want a peaceful, laid-back place to live,” Ms. Hu said. “The onsite management team is amazing. They were able to work with me to get a quick move in and I really appreciate everything that they do to make this such a nice place to live.”

The fact that everything at Quin Sleepy Hollow was brand new, from the residence kitchens and bathrooms to the amenities and everything in between, was a major draw for Ms. Hu. There were also a lot of small details that made it stand out.



“I like the private garages a lot,” Ms. Hu said. “Among the other apartments that I toured, that was a really unique feature.”

Ms. Hu selected a one-bedroom residence with a den. She liked that the apartment was 25 minutes from her office and that it had an on-site fitness center. Plus, downtown Westfield, which her friends in the area frequented, was just a few minutes away.

Ms. Hu is one of several out-of-state residents who have decided to relocate to Quin Sleepy Hollow since its grand opening this fall. Long-distance relocations now make up a growing portion of the community’s residents, but locals from Plainfield, Scotch Plains, Fanwood and Westfield still comprise the majority of new leases.

Charone Shovens chose to live at Quin Sleepy Hollow because of the convenience it offers residents and the beauty of its interior spaces.



Charone Shivens, a resident of Quin Sleepy Hollow

“I work in Berkeley Heights, so being able to come home on lunch break just 10 minutes away is very ideal for me,” Mr. Shivens said. “I also have friends who work in Manhattan and live in Brooklyn and now I have two train stations within walking distance. That made it a no brainer.”

Fellow resident Pamela Drayton said she was impressed by the amenities and high-end finishes when she decided to move to Quin Sleepy Hollow.

“The thing I found most attractive were the amenities,” Ms. Drayton said. “Where I was living, I didn’t have the amenities that we have here at Quin Sleepy Hollow, so the washer and dryer in the apartment, the fact that it’s pet-friendly, and the high-end appliances were all appealing to me. And I love the movie theater room.”

Tabreeka Yearby felt like she had arrived home the moment she stepped foot inside Quin Sleepy Hollow. The spacious residences, extra storage space, and brand new appliances and flooring contributed to her sense of well-being.

“I felt welcome the minute I came in for the tour. The staff, the managers and everybody was very nice,” Ms. Yearby said. “Now that I am living here, I feel a sense of comfort. I actually toured a couple of apartments, but when I first walked into this one, I just felt at home right away. I was like ‘this is it.’”

Quin Sleepy Hollow is located at 1400 South Avenue, in a historic section of Plainfield along the borders of Fanwood and Watchung. Brand-new one- and two-bedroom residences are currently available, at monthly rental rates starting from the \$1,800s.* The community opened this fall and renters have responded rapidly. Now the final opportunity to lease in Phase I of the community is quickly approaching.

The residences boast a number of standout details that liken the project to upscale, urban condominium living. They include floor-to-ceiling windows, two-toned European cabinetry, chef-inspired kitchens, luxury baths, nine-foot ceilings, plank flooring throughout the living areas, white quartz countertops, Kohler® plumbing fixtures, central heating and air conditioning, and an oversized, front-loading washer/dryer combo.

Residents of Quin Sleepy Hollow enjoy access to more than 10,000 square feet of exclusive indoor/outdoor lifestyle amenities designed to enhance the experience of living well. They include a resident lounge with billiards, library, a theater/screening room, business center, state-of-the-art fitness center, meditation room, yoga and spin room with virtual fitness training, and more.

Outside, an outdoor lounge with double-sided fireplace, courtyard seating area, barbecue grills, and a bicycle library is planned, providing the perfect combination of indoor/outdoor living. The pet-friendly community will also feature a bark park. Additional conveniences and services include package concierge lockers and car charging stations.

Surrounding Quin Sleepy Hollow, residents have walkable access to neighborhood shopping, dining and service businesses. A specialty coffee shop/cafe, a boutique fitness studio and a variety of eateries are all just a short walk from the community. Plainfield is home to a diverse array of restaurants that feature cuisine from all corners of the world, and just recently held its first Restaurant Week. Popular downtown destinations such as Westfield, Scotch Plains and Cranford are also just a short drive away.

A number of transportation options are available to residents. Both the Netherwood and Fanwood train stations offer a direct commute to Newark Penn Station, or to Jersey City, Manhattan, and other locales along the Hudson River waterfront via transfer. In addition, nine bus routes offer key access to-and-from major corporate centers spanning from Westfield to Somerville and throughout the region, with thirty-five buses offering direct service to Newark and thirty-nine buses headed for New York City on any given weekday. By car, the community offers easy access to many major highways, including Route 22, Route 78 and the Garden State Parkway.

To learn more about leasing opportunities at Quin Sleepy Hollow, visit www.QuinSleepyHollow.com or call (908) 540-0400.

About JMF Properties

Under the leadership of Joseph M. Forgione and his 25 years of experience in the industry, JMF Properties has developed a reputation for creating residential, retail and mixed-use communities of lasting value in some of the state's most desirable locations. Mr. Forgione has developed more than 2,500 residential units and multiple commercial and retail properties during his career, with more than a dozen current projects totaling one million square feet of retail and 1,800 residential units in various stages of approval or construction, ranging from transit-oriented developments to urban and suburban retail centers to sprawling office parks.

As a former long-time Commissioner of the New Jersey Sports and Exposition Authority, a graduate of civil engineering, and a member of the New Jersey Civil Engineers, Mr. Forgione understands the unique responsibilities and needs of all stakeholders involved in the development process, including local government officials, architects, construction managers, investment partners, community members and end users. This holistic approach to development has been vital to JMF's success, allowing the company to identify under-valued assets, forge strategic partnerships, and develop dynamic residential and retail properties that enhance their host communities, including the first residential community designed for WELL certification in New Jersey. www.jmfproperties.com.

*Prices, availability, and current leasing specials are subject to change daily. Please contact the onsite Leasing Center for more information.

