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Phase II Now Leasing at Quin Sleepy Hollow in Plainfield, NJ

Renters Get Second Chance to Lease Popular Floor Plans in New Construction Community



Quin Sleepy Hollow, the brand-new collection of luxury rental residences in the emerging transit village of Plainfield, NJ, has launched leasing for the second and final phase of the community, developer JMF Properties announced today.

Scheduled for occupancy later this summer, phase II offers another chance for renters to live in the award-winning residential community and take advantage of compelling grand opening incentives on the community's most popular floor plans, which include value-priced 1-bedroom layouts, flexible den options perfect for today's work-from-home environment, and spacious corner 2-bedroom residences. No matter the floor plan, every residence offers the refreshing benefit of new construction surroundings highlighted by ultra-modern finishes, floor-to-ceiling windows, and 24/7 onsite maintenance.



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Since opening phase I earlier last year, new residents have been welcomed to the community every day with gleaming reviews. "Quin Sleepy Hollow is probably the most beautiful building I've ever seen," shared resident, Charone Shivens. "From the floors to the ceiling, to the blinds to the bathrooms, to the built-in washer and dryer. There's really nothing else you could ask for."

Quin Sleepy Hollow boasts a premium design, modern interiors, upscale amenities and a combination of value and luxury that has hit a sweet spot in the market, making the launch of phase II highly anticipated. Renters looking for a quick-move can also claim one of the remaining residences in the community's first phase, which are still available from the \$1,800s for a limited time.

"We are pleased to announce that phase II leasing at Quin Sleepy Hollow is now underway," said Joseph M. Forgione, the founder and principal of JMF Properties. "Leasing of the first phase has been an overwhelming success, with renters responding positively to Quin Sleepy Hollow's thoughtful design, lifestyle offering and value. We have an incredible group of residents living here now and we are looking forward to welcoming even more to the community."

Located at 1400 South Avenue, between two train stations on NJ TRANSIT's Raritan Valley line, Quin Sleepy Hollow offers renters the opportunity to live luxe for less in an exciting location that offers an easy commute and proximity to local shops, restaurants, and downtown destinations.

The brand-new one- and two-bedroom residences boast a number of stand-out details that liken the project to upscale, urban condominium living, including floor-to-ceiling windows, two-toned European cabinetry, chef-inspired kitchens and luxury baths. They also feature 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.

Den options, private garage parking, additional resident storage and private outdoor space are also available.

"We expect leasing of phase II to go quickly as we've had a number of renters express interest in it and several of our most popular floorplans from phase I are once again available," Mr. Forgione added. "In particular, we expect the top floor residences to be in high demand as they offer a penthouse-like experience and were incredibly well received by our phase I residents."

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, yoga and spin room with virtual fitness training, and more.

Outside, an outdoor lounge with double-sided fireplace, courtyard seating area, and barbecue grills provide the perfect combination of indoor/outdoor living. The pet-friendly community will also feature a bark park. In addition, a newly-constructed park just next to the community on South Avenue will be home to future cultural events, local artist performances, and outdoor concerts. Additional conveniences and services include package concierge lockers and car charging stations.

Quin Sleepy Hollow is located in a historic section of Plainfield along the borders of Fanwood and Watchung. A neighborhood that's always been known as a place of connection, Plainfield is a tight-knit community steeped in culture and a unique sense of pride. Once hailed the "Queen City", traces of Plainfield's heyday glory are evident in its epic historical mansions set upon wide-set suburban lots, built during the first half of the twentieth century for wealthy Wall Street tycoons who enjoyed Plainfield as an easy and bucolic escape from the big city.

Today, a recent cultural and economic revival has perfectly primed this residential gem for a renaissance. With an emerging downtown and an influx of new residential opportunities combining with the city's proud traditions, such as its 100 year-old symphony orchestra, this marks a new chapter for Plainfield as a desirable place to live, work, and play.

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.

Residents of Quin Sleepy Hollow have a number of transportation options available to them. 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.

A number of scenic recreational parks and golf courses are also near Quin Sleepy Hollow, including the Plainfield Country Club, home to PGA tour events and consistently ranked among the country's top golf courses by Golf Digest magazine.

Virtual and in-person tours are available, by appointment. 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.

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