

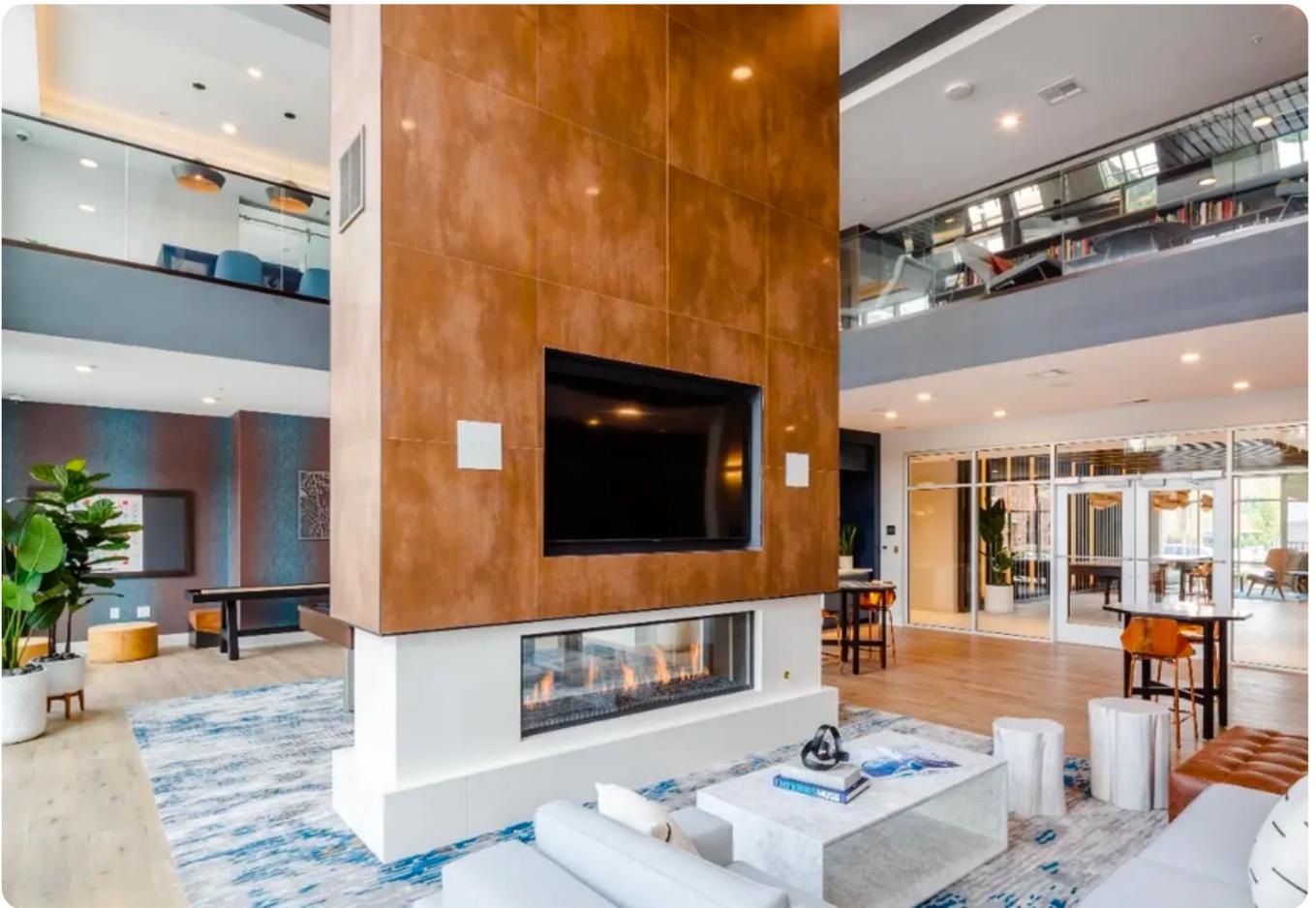


Holmdel-Hazlet, NJ

Here's What the First Residents are Saying at 99 Bridge

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Over 65% Leased: New Construction Apartments in Old Bridge, NJ Deliver Comfort, Convenience and Space



By Kevin Soto

OLD BRIDGE, NJ – 99 Bridge, the new luxury rental community in Old Bridge, recently surpassed the 65% leased benchmark, and feedback from the community's first residents has been overwhelmingly positive. They are relishing the opportunity to live in a brand-new rental residence with upscale amenities, modern interior spaces, and excellent service.

Here's what they are saying about their experience:

Christopher is one of 99 Bridge's earliest residents. He moved in on Nov. 1 and was thankful for how easy the move-in process was and how beautiful his new home is.



"I could not be more pleased with my experience thus far at 99 Bridge," Christopher said. "The hospitality from the entire staff has been wonderful and the property is just beautiful. The entire move in process was seamless. I already feel like this is home and could not be more excited with my decision to join the 99 Bridge family."

Christine, another new resident of the community, relocated to New Jersey and was thrilled to find brand-new, modern rental residences in a location that makes it easy to travel to Manhattan, the beach, or anywhere else she wants to go, thanks to the community's connectivity to major highways.

"I'm new to New Jersey and the apartment complex is modern, clean, safe and accessible," Christine said. "The management team is friendly, responsive and informative. The maintenance team is courteous and responds quickly to any concerns. The location is close to local shopping and easy access to Route 9, which connects to other major highways to travel to New York or the Jersey shore. I'm enjoying this experience!"

One of the distinguishing features of 99 Bridge is its generous selection of lifestyle amenities, highlighted by a two-story resident lounge that provides a variety of spaces to relax, read, socialize, work or enjoy hobbies. Among the many amenities are state-of-the-art fitness facilities with virtual training technology, a co-working lounge with private offices, a coffee bar, children's playroom, billiards, shuffleboard, and a pet spa. Residents say the thoughtfully designed amenities are a big part of what makes 99 Bridge special.

"We love the space we have," said Michael, who moved to 99 Bridge in the fall. "We have friendly neighbors and a friendly staff. The amenities are something you truly don't see very often in an apartment complex with these kinds of affordable price ranges."

With the cold New Jersey winter lingering, several residents say they are looking forward to warmer days when they can extend their living space outdoors into the many open-air amenity and recreation areas available at 99 Bridge. The outdoor amenities include a swimming pool, BBQs and dining areas, an outdoor bar with TV screening areas, lawn areas and fire pits, among other landscaped green spaces. The pet-friendly community also includes a dog run.

"Great living experience. Love the amenities," said Lekha, a community resident. "The location is nice too. I can't wait for the summer to enjoy the outdoor space."

"It's really beautiful here," added Amanda, a fellow community resident. "I can't wait to see the landscape come springtime! The clubhouse area is very quiet and nice. I love the tall ceilings, and the wine rack is useful."

"The neighbors are nice, and the apartments are gorgeous," said Jessica, another 99 Bridge resident. "I can't wait for the pool to open and for it to be summertime so we can enjoy the outdoors again."

Designed with today's sophisticated renter in mind, the residences at 99 Bridge are plush apartments with features that are both elegant and practical. Each residence includes nine-foot ceilings, custom modular closets, complimentary window treatments, and in-unit washer & dryer. Kitchens are outfitted with white quartz countertops, espresso cabinetry, modern stainless-steel appliances, full-height tiled walls and backsplashes, and gas ranges. Private outdoor space is also available in select residences. "Everything is wonderful!" shared Stephanie, a resident of the community. "It's beautiful and brand new. The staff has been extremely helpful, and the residents are all friendly as well. The property is very clean and well maintained."

"Excellent building and staff. Highly recommended," added Vitaly, a fellow resident. "The location is one of the best in the area. Plenty of parking, coffee and places to hang out and relax."

Developed by BNE Real Estate Group, LPZ and Sterling Properties, 99 Bridge is located at 99 Old Amboy Road in Old Bridge, near entrances to Route 9 and Route 18 and a short walk from grocery stores, convenience stores, restaurants and bus transportation to New York City. NJ TRANSIT rail service is available in the neighboring town of Matawan and NJ TRANSIT and Academy Bus both run commuter buses from Old Bridge Township daily. Old Bridge Township is home to a wide variety of shops and restaurants, and more than 300 acres of developed parkland and athletic facilities, as well as outdoor gems such as Cheesequake State Park, located entirely within the township.

Rental rates at 99 Bridge start from \$2,245/month with grand opening incentives of up to 2 months free and a \$1,000 rent credit still available on select homes for a limited time. For more information or to arrange a tour of the community, visit www.Rent99Bridge.com or call 732-970-8444.



ABOUT BNE REAL ESTATE GROUP

With over 60 years of real estate development experience, BNE Real Estate Group is a national, family-owned organization that is firmly committed to creating exceptional living experiences for its residents. Its distinguished portfolio of properties includes the development of tens of thousands of homes, more than 1 million square feet of commercial space, and the ownership and ongoing management of nearly 8,000 apartments, with communities stretching from the Tri-state area south to Florida, and west to Texas and California. For more information about BNE Real Estate Group, visit www.LifebyBNE.com.

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For over 25 years Sterling Properties has been widely recognized as a premier developer of luxury rental communities, upscale single-family homes, townhomes, retail and commercial properties throughout New Jersey and the Metropolitan area. From the very start, Sterling has remained true to the philosophy that has brought them success - offer top quality housing in desirable locales at appropriate prices. With this in mind, every community created is conceived and engineered with meticulous foresight and planning. From obtaining the initial permits to finishing the last home in a community, Sterling Properties is fully committed to every facet of the development process. For more information about Sterling Properties, visit www.SterlingPropertiesNJ.com.

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LPZ Management, founded over 67 years ago, is a family owned and operated Real Estate Management company. LPZ Management's focus has been on improving and managing residential real estate throughout the Garden State. LPZ provides top level customer service to its residents, and many of its employees have been with the company for decades. Over the years the company has grown and now owns and manages over 3,500 units spread across 22 properties. For more information about LPZ Management, visit www.RentNJapts.com.