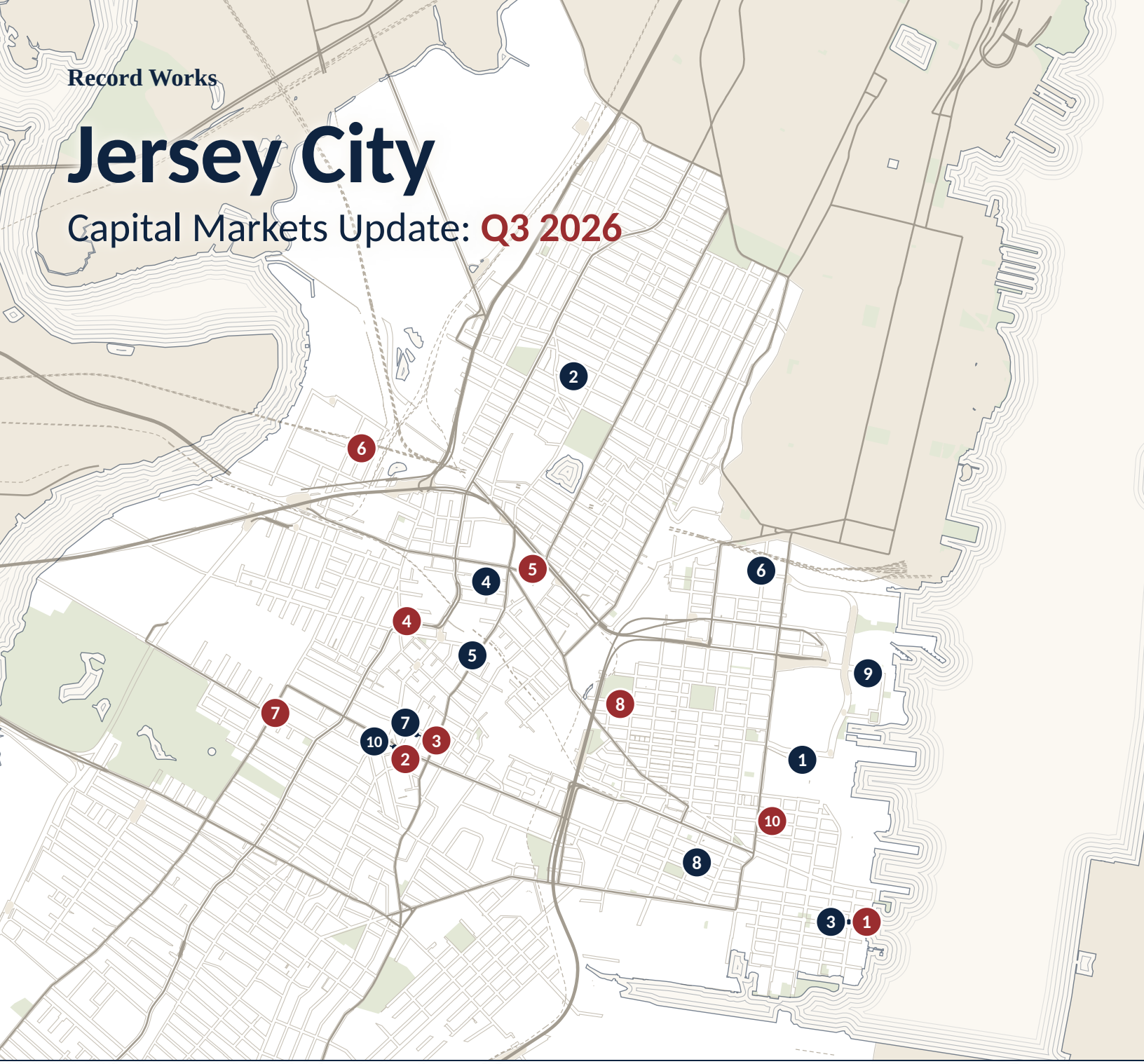
Record Works

Jersey City

Capital Markets Update: Q3 2026



Top 10 loans

1	VYV	$420.0M
2	Park Tower	$310.0M
3	201 Hudson by Urby	$276.8M
4	35 Cottage Street	$180.0M
5	425 Summit	$109.5M
6	659 Grove Street	$91.0M
7	55 Jordan Avenue	$90.5M
8	Westin Jersey City Newport	$61.5M
9	111 Town Square Place	$49.0M
10	711 Montgomery Street	$41.8M

Top 10 sales

1	201 Hudson by Urby	$61.8M
2	711 Montgomery Street	$41.5M
3	55 Jordan Avenue	$40.5M
4	2859-2873 Kennedy Boulevard	$39.0M
5	Bergen Arch Plaza	$26.0M
6	121 Tonnele Avenue	$19.9M
7	772-788 West Side Avenue	$4.6M
8	387 8th Street, retail unit	$3.5M
9	625 Pavonia Avenue	$3.5M
10	155 Bay Street, Unit 809	$3.1M

4 pins placed by hand: no street address on the record.

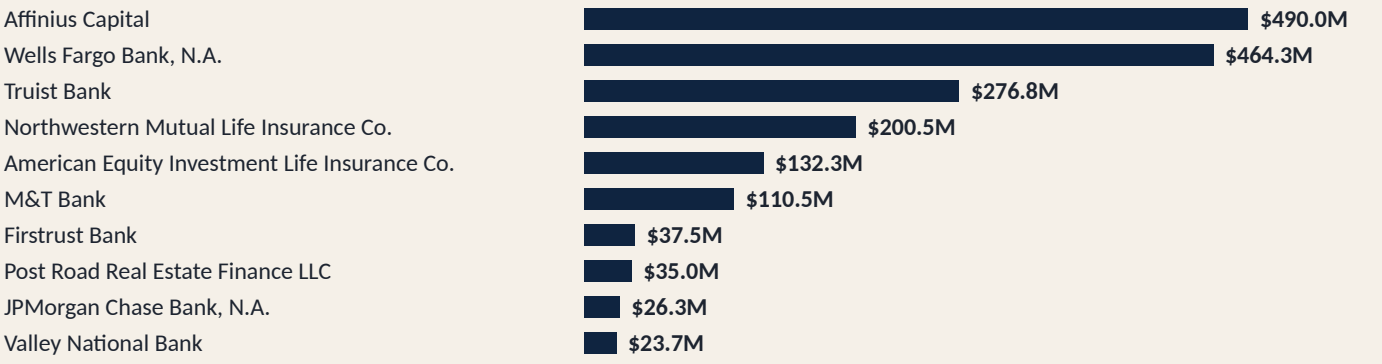
Map data © OpenStreetMap contributors

Top 10 Lenders

Total volume recorded, **Q3 2026**

	Lender[2]	Total volume	Loans recorded	Average loan size	Share of Q3[1]	Projects
1	**Affinius Capital** Affiliated entities: AC Tactical Finance IV LLC; SM Finance III LLC New York, NY	**$490.0M**	2	$245.0M	12.1%	Park Tower [2]; 35 Cottage St [4]
2	**Wells Fargo Bank, N.A.** Short Hills, NJ · Bank	**$464.3M**	4	$116.1M	11.4%	VYV [1]; 407-413 Summit Ave
3	**Truist Bank** Bank	**$276.8M**	1	$276.8M	6.8%	201 Hudson by Urby [3]
4	**Northwestern Mutual Life Insurance Co.** Milwaukee, WI · Insurer	**$200.5M**	2	$100.2M	4.9%	425 Summit [5]; 659 Grove St [6]
5	**American Equity Investment Life Insurance Co.** New York, NY · Insurer	**$132.3M**	2	$66.2M	3.3%	55 Jordan Ave [7]; 711 Montgomery St [10]
6	**M&T Bank** New York, NY · Bank	**$110.5M**	2	$55.2M	2.7%	Westin Jersey City Newport [8]; 111 Town Square Place [9]
7	**Firstrust Bank** Conshohocken, PA · Bank	**$37.5M**	1	$37.5M	0.9%	199 Summit Ave
8	**Post Road Real Estate Finance LLC** Stamford, CT	**$35.0M**	1	$35.0M	0.9%	Bergen Arch Plaza
9	**JPMorgan Chase Bank, N.A.** New York, NY · Bank	**$26.3M**	3	$8.8M	0.6%	30 Newport Parkway; 35 River Drive South
10	**Valley National Bank** Morristown, NJ · Bank	**$23.7M**	3	$7.9M	0.6%	319 Tonnelle Ave; 507 Jersey Ave
	Total Q3 2026	**$4.06B**	**281**	**$14.4M**		

Top 10 lenders Q3 2026



1 Share of Q3 is each lender's volume divided by $4.06B, all 281 company loans recorded 2026-07-01 to 2026-09-30, the blanket loan counted once.

2 A lender whose mortgages name a "c/o" parent is ranked under that parent, its lending entities listed. Under each lender: its office town from the mortgage, and its type where the name says so.

Held out: $725.5M leasehold mortgage on 711 Montgomery St from QR Real Estate Capital (Shelf) LLC (QuadReal). The amount is printed on it, but it is about $2.5M per unit and no press report matches it; under review.

Not ranked: Goldman Sachs Bank USA, $1,931M blanket loan (2026-07-08, 5 borrowers), counted once in the total.

Top Ten Loans

Jersey City, **Q3 2026**

	PROJECT	AMOUNT	RECORDED	LENDER	SPONSOR / BORROWER	COUNSEL
1	**VYV** Multifamily · 853 units · Built 2017/2020	**$420.0M** $492,380/unit	Sep 2, 2026	**Wells Fargo Bank, N.A.** **Recapitalization loan**	**Aker** GS FC Jersey City PEP 1 Urban Renewal, LLC Signed Michael Amato	**Dechert** Sam Gilbert
2	**Park Tower** Multifamily · 1,049 units · Opens 2029 (est.)	**$310.0M** $295,520/unit	Sep 11, 2026	**Affinius Capital** AC Tactical Finance IV LLC **Construction loan**	**Namdar Group** Lott Street Assemblage LLC Signed Ephraim Namdar	**Arnold & Porter Kaye Scholer** Stephen Gliatta
3	**201 Hudson by Urby** Multifamily · 748 units · Under construction	**$276.8M** $369,998/unit	Aug 24, 2026	**Truist Bank** **Construction loan**	**Rockpoint Group** 201 Hudson Multifamily Owner LLC	**Reed Smith** Nicholas J. Valvanis
4	**35 Cottage Street** Multifamily · Under construction	**$180.0M**	Jul 7, 2026	**Affinius Capital** SM Finance III LLC **Refinance loan**	**Namdar Group** 35 Cottage LLC Signed Ephraim Namdar	**King & Spalding** Christine O'Connell
5	**425 Summit** Multifamily · 390 units · Built 2024	**$109.5M** $280,769/unit	Aug 10, 2026	**Northwestern Mutual Life Insurance Co.** **Permanent loan, matures Aug 2031**	**Spitzer Enterprises** 425 Summit Owner LLC Signed Eliot Spitzer	**Matthew D. Heinke** Attorney, no firm named
6	**659 Grove Street** Multifamily	**$91.0M**	Aug 12, 2026	**Northwestern Mutual Life Insurance Co.** **Acquisition loan, matures Aug 2031**	**Fisher Development Associates** 650 Grove LLC Signed Brian Fisher	–
7	**55 Jordan Avenue** Multifamily · 282 units · Built 2021	**$90.5M**	Sep 16, 2026	**American Equity Investment Life Insurance Co.** **Acquisition loan**	**Brookfield Property Group** Jordan 55 Owner LLC Signed James Sharkey	**Dechert** Kathleen Mylod
8	**Westin Jersey City Newport** Hotel · Built 2009	**$61.5M**	Sep 8, 2026	**M&T Bank** **Loan type –**	**LeFrak Organization** Second Hotel at Newport LLC Signed Arnold S. Lehman	**Sheppard, Mullin, Richter & Hampton** Richard S. Fries
9	**111 Town Square Place** Office · 480,000 SF · Built 1980s	**$49.0M** $102/SF	Jul 30, 2026	**M&T Bank** **Loan type –**	**LeFrak Organization** Newport Office Center I Limited Partnership Signed Arnold S. Lehman	**Sheppard, Mullin, Richter & Hampton** Richard S. Fries
10	**711 Montgomery Street** Multifamily · 285 units · Built 2024	**$41.8M**	Sep 16, 2026	**American Equity Investment Life Insurance Co.** **Acquisition loan**	**Brookfield Property Group** Orchard 55 Owner LLC Signed James Sharkey	**Dechert** Kathleen Mylod

Each loan is a company mortgage recorded with the County Clerk on the date shown; the amount is the principal printed on it. Building facts come from Planning Board records, City tables and named press; a dash means not on file. Every value's source is in the sources file by pin.