

# 50 & 50 South Essex

South Essex Street  
Orange Township, NJ

**Developer:**  
L+M Development Partners, Inc.

**General Contractor:**  
Pike Construction

**Equity Investor:**  
Bank of America Merrill Lynch

**Architect:**  
Inglese Architects & Engineering

**Lender(s):**  
Bank of America Merrill Lynch

**Property Manager:**  
C&C Apartment Management

**Summary:**  
Two sister buildings containing 72 residential units; 8 market rate rentals; 63 low to moderate income units; 10,000 sf of ground floor retail.

**Amenities:**  
Resident parking, on-site management staff, laundry facilities on each residential floor, live-in superintendent, bike storage

**Sources of funding:**  
Construction loan, 9% Low Income Housing Tax Credits

**Total project cost:** \$19M

**Start date:** January 2013

**Completion date:** May 2014

