



LARKEN ASSOCIATES CELEBRATES RIBBON CUTTING FOR LOPATCONG, N.J. MULTIFAMILY RENTAL COMMUNITY

PROJECT WILL CAPITALIZE ON GROWING DEMAND FOR LUXURY RESIDENTIAL RENTAL EXPERIENCE IN SUBURBAN MARKETS

LOPATCONG, NJ, October 15, 2020 — Executives from Larken Associates were joined by Lopatcong Township Mayor James Mengucci, Municipal Engineer Paul Sterbenz and fellow municipal officials to celebrate the ribbon cutting for Autumn Ridge, Warren County's newest multifamily residential rental community. Located at 1500 Hyde Boulevard in Lopatcong, N.J., Autumn Ridge features a combination of 198 market-rate and affordable one and two-bedroom luxury rental units across ten buildings as well as a standalone pet friendly 55+ apartment building, bringing a unique residential concept to Warren County that is tailored to multigenerational renters.

Situated just off of Route 57 in Lopatcong, the luxury Larken Living community is comprised of Autumn Ridge at Lopatcong, which includes 148 garden and garage-style units, and Horizons at Autumn Ridge, an age-restricted building with 50 units reserved for the 55+ active adult living community.

"While we have been active in the multifamily space for decades, the completion of our Autumn Ridge community signals the beginning of a new chapter for Larken Associates," said David Gardner, President and CEO of Larken Associates. "Through the visionary design and tremendous location of this community, we are confident that we are introducing a new gold standard for multifamily construction in the tri-state market. We would like to thank Lopatcong Township and our project partners for their collaboration in bringing our vision to life and we look forward to celebrating full occupancy in the months to come."

Meticulously designed around the needs of today's luxury apartment residents, no detail in the community has been overlooked. Autumn Ridge at Lopatcong's variety of spacious one and two-bedroom garden and garage style apartments boast gourmet kitchens, in-unit laundry, luxury vinyl plank flooring, quartz kitchen and bathroom countertops, private terraces, and stainless-steel appliances. The community's one-bedroom apartments also feature dedicated den spaces that are perfect for work from home and virtual learning arrangements.

Featuring the same high-end finishes and in-unit amenities, Horizons at Autumn Ridge is a four-story, elevated building with 50 modern one and two-bedroom active adult apartments for rent. The age-restricted building also boasts a heated private pool as well as a mailroom with a package concierge system, game area with card tables, reading nook, conference room, lounge with dry bar, and elevator lounges on each floor to provide members of the 55+ community with an active and modern living experience in one of New Jersey's most exciting active adult residential communities.

In addition to the cross-generational residential options available at Autumn Ridge, the community features a modern, centrally located clubhouse that boasts an outdoor heated pool with a covered outdoor lounge and a BBQ/grill station, game room, conference room, lounge/dry bar, package



concierge system as well as a full onsite fitness center and sensory sensitive playground. Additionally, the pet-friendly community offers a pet washing station, bark park and walking/ biking trails, providing further onsite recreational opportunities for residents.

Autumn Ridge also incorporates the latest in real estate technologies. Every resident will be provided with a key fob to ensure easy access to their apartment and all amenities. Additionally, residents no longer need to worry about accidentally leaving their garage door open as every garage apartment is app-enabled, which allows residents to open and close their garage doors remotely.

The community's technology integration even extends to its amenity offerings. The clubhouse features app-enabled Sonos speakers and Smart TVs throughout that offer residents easy control over the space's entertainment features. The clubhouse also offers a package concierge system that makes picking up the latest Amazon package or meal delivery kit easy and secure. The gym's state-of-the-art workout equipment includes Bluetooth and Wi-Fi-enabled cardio machines that allow gym users to connect their Bluetooth headphones or log-in to their Netflix account. With ongoing concerns surrounding social distancing, Larken Associates has also implemented WELLBEATS, a platform that offers thousands of streamable fitness classes that can be enjoyed on the gym's SmartTV or in residents' homes via the WELLBEATS app. The community's technology also caters to its four-legged residents as the custom dog wash station includes dog-friendly water temperature settings and programmed soap, conditioner, and rinse settings.

Additionally, Autumn Ridge provides 24/7 onsite property management from Larken Associates' highly experienced Larken Living team. Comprised of 22 unique communities made up of approximately 2,000 owned and/or managed residential units across the northeast, the Larken Living portfolio defines excellence in residential real estate development and management.

Along with Autumn Ridge, Larken Associates has several additional multifamily communities in its pipeline that are currently under construction throughout New Jersey and Pennsylvania. Larken Associates recently broke ground on The Reserve at Crosswicks, a 272-market rate and affordable unit residential community in Bordentown, NJ and Hillsborough Village Center, a 191-market rate and affordable unit mixed-use community in Hillsborough, NJ. The company is also enhancing The Reserve at Copper Chase, their 132-unit multifamily property in York, PA, with the construction of The Oaks at Copper Chase, a 107-unit luxury multifamily community on the property that also broke ground earlier this year.

There is already heightened leasing demand for Autumn Ridge with over 50 percent of its units leased. However, there are still a wide range of leasing opportunities with immediate occupancy available starting at \$1,595. To learn more, please reach out via phone or email at (908) 454-0922 or AutumnRidge@Larken.net. Leasing opportunities at Horizons at Autumn Ridge also start at \$1,595. Please reach out via phone or email at (908) 777-7990 or HorizonsAutumnRidge@Larken.net for more information.



About Larken Associates

Larken Associates is a regional leader in commercial and residential real estate building, development and management. Leveraging over 50 years of experience, they are dedicated to bringing great spaces to live and work to life through a long-term ownership strategy and full suite of in-house capabilities. With a diverse commercial

portfolio consisting of nearly three million square feet and 800 tenants across office, industrial, retail and mixed-use and approximately 2,000 owned and/or managed residential units across 22 unique communities, Larken Associates' is deeply committed to the communities in which they work as well as the tenants and residents who call their buildings home.

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