

Jose R. Cruz

Senior Managing Director



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Specialty

Investment Sales

- Multi-Housing and Office
- Retail and Industrial
- JV Structures/Equity Raise

Professional Affiliations

- Urban Land Institute (ULI)
- International Council of Shopping Centers (ICSC)
- New Jersey Apartment Association (NJAA)
- National Multifamily Housing Council (NMHC)
- National Association of Industrial & Office Properties (NAIOP)

Professional Designations

- Licensed Real Estate Broker-State of New Jersey

Education

- MS, Columbia University, NY
- MBA, Fordham University, NY
- BS, Rutgers University, NJ

Career Summary

Mr. Cruz is a Senior Managing Director in the New Jersey office of HFF with over 21 years of experience in commercial real estate. He specializes in investment sales in New Jersey, New York State and Connecticut. Over the course of his career, Mr. Cruz has been involved in over \$18.4 billion of office, industrial, retail, multi-housing and land sales.

Mr. Cruz joined the firm in March 2010. Prior to HFF, he was the Executive Director of Cushman & Wakefield's New York Area Investment Sales Group where he spent more than 17 years. Cruz began his real estate career as a Real Estate Analyst at PaineWebber, UBS, Inc.

Representative Assignments

PROPERTY	LOCATION	TYPE	VALUE
Eastridge Portfolio	Westchester County, NY	Investment Sale	\$255,000,000
ALG Multi-housing Portfolio – Pool 1	Central New Jersey	Investment Sale	\$241,500,000
Metro Park Office Center	Iselin, NJ	Investment Sale	\$227,500,000
Larken Portfolio	Central NJ	Financing	\$173,000,000
80 Park Place	Newark, NJ	Investment Sale	\$147,500,000
Lincoln Equities Portfolio	Northern NJ	Investment Sale	\$143,700,000
Starwood Heller Retail Portfolio	Northern NJ	Investment Sale	\$131,360,000
Meadows Office Complex	Rutherford, NJ	Investment Sale	\$121,000,000
Metropolitan Center	East Rutherford, NJ	Investment Sale	\$120,000,000
Mariners Tower & Cove	Edgewater, NJ	Investment Sale	\$118,000,000
1000 Jefferson Street (Upper Grand)	Hoboken, NJ	Investment Sale	\$117,600,000
NY Student Housing Portfolio	Upstate NY	Investment Sale	\$117,000,000
Merrill Lynch, 800 Scudders Mill Road	Plainsboro, NJ	Investment Sale	\$107,000,000
International Paper Bldg.	Stamford, CT	Investment Sale	\$105,000,000
Allegiance/Rockpoint Portfolio	Northern, NJ	Investment Sale	\$103,850,000
333 River Street	Hoboken, NJ	Investment Sale	\$101,000,000
Ravens Crest Apartments	Plainsboro, NJ	Investment Sale	\$94,825,000
Pathmark Portfolio	Various, NJ, NY, DE	Investment Sale	\$89,830,015
Essex Green Shopping Center	West Orange, NJ	Investment Sale	\$88,225,000
3 Huntington Quadrangle	Melville, NY	Investment Sale	\$87,000,000
Fox Run Apartments	Plainsboro, NJ	Investment Sale	\$86,500,000
1 Gateway Center	Newark, NJ	Investment Sale	\$85,000,000
225 Rector Place	New York, NY	Investment Sale	\$82,750,000
Crystal Ridge	Watchung, NJ	Investment Sale	\$82,500,000
180 Park Avenue	Florham Park, NJ	Investment Sale	\$79,400,000
Cityplace	Edgewater, NJ	Investment Sale	\$73,500,000
Seaview Square	Ocean Township, NJ	Investment Sale	\$71,750,000
Fox Run	Plainsboro, NJ	Investment Sale	\$70,500,000
Curling Club	Hoboken, NJ	Investment Sale	\$70,375,000
30 Independence Boulevard	Warren, NJ	Investment Sale	\$67,000,000
1300 Franklin Avenue	Garden City, NY	Investment Sale	Confidential
Ramblewood Apartments	Mount Laurel, NJ	Investment Sale	\$60,100,000
Highlands at Westwood	Westwood, NJ	Investment Sale	\$59,500,000
Versailles at Aberdeen	Aberdeen, NJ	Investment Sale	\$57,600,000
Somerset Financial Center	Bedminster, NJ	Investment Sale	\$55,106,000
30 Montgomery Street	Jersey City, NJ	Investment Sale	\$52,000,000
JP Morgan Office Portfolio	Morris County, NJ	Investment Sale	\$50,000,000
Pascack Valley Hospital	Westwood, NJ	Investment Sale	\$45,000,000
Morris Crossing	Morris Township, NJ	Investment Sale	\$31,000,000
The Reserve at Glenville	Albany, NY	Investment Sale	\$22,600,000
West 37 th Street Land	New York, NY	Investment Sale	\$18,700,000