



2024 Year in Review: Jennifer Djurkovic, Djurkovic Investment Properties

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What was your greatest professional accomplishment or most notable project, deal, or transaction in 2024?

In November 2024, I successfully brokered a significant joint venture between a prominent NYC developer and a church group. The agreement allows the church to contribute their land while retaining ownership of their property, with commitments for ongoing maintenance, repairs, and the completion of a stalled school construction project. The initiative also includes a full remodel of the church and the pastor's residence. In return, the developer will deliver over 1,000 residential units, creating a vibrant "community within a community." This partnership is a prime example of aligning development goals with community needs, showcasing innovation and collaboration in urban real estate.

What emerging trends will drive investment and development in 2025?

The "City of Yes" initiative is a forward-thinking strategy to tackle New York City's housing shortage by encouraging mixed-use developments in neighborhoods like Hudson Square and SoHo. A key component of this initiative involves converting underused office spaces into residential units, which supports the city's goal of increasing its housing supply. These live-work-play developments combine residential, commercial, and cultural spaces, fostering vibrant, accessible communities. By re-purposing existing buildings, the city can efficiently address housing demands while revitalizing areas. The initiative also includes new multifamily construction, further promoting sustainable growth and contributing to the city's urban renewal.