The Villa at Glen Cove Project

135 Glen Cove Ave

Glen Cove, NY

Project Overview

The Villa at Glen Cove project is poised to achieve remarkable financial success from its residential and commercial income streams. The diversity in the sources of revenue not only enhances the project's economic stability but also ensures that it remains resilient to changing market dynamics.

Upon project reaches stabilization, net operating income is expected to be $49 million, followed by $51 million in year 5, and a remarkable $59 million in year 10. The project's estimated valuation stands at $928 million in year 4. By year 5, this value is projected to ascend to $956 million, and $1.1 billion valuation by year 10.

The following exhibit showcases the primary aspects of the project's financial revenue and valuation.

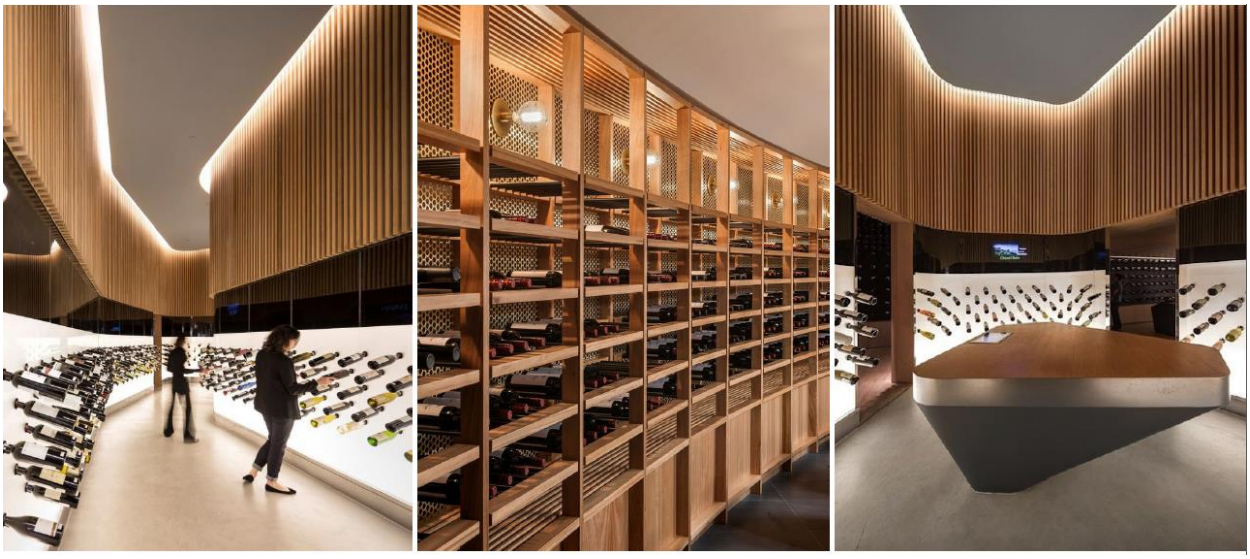
Component	Estimated Project NOI		
	Year 4	**Year 5**	**Year 10**
Revenue			
Residential	12,028,063	12,386,791	14,347,608
Commercial	68,510,456	70,565,769	81,805,067
Parking	682,318	699,376	791,280
Health Club	68,232	69,938	79,128
Revenue	81,289,068	83,721,874	97,023,083
Occupancy	95%	95%	95%
Gross Revenue	77,224,615	79,535,780	92,171,929
Total Expense (excluding mortgage)	27,636,763	28,456,176	33,098,561
Net Operating Income	$49,587,852	$51,079,604	$59,073,368

Estimated Project Value at Stabilization			
	Year 4	**Year 5**	**Year 10**
Capitalization rate	5.50%	5.50%	5.50%
Value at EOY sale	$928,645,233	$956,581,678	$1,106,283,076

The project is designed to cater to a broad spectrum of audience, thereby fortifying its long-term financial viability. The following elements represent our design inspirations, which encompass the wine cellar, spa, mini-golf venue, game center, fitness center, and co-working space. Our aim is to showcase exceptional amenities and provide a true luxury experience from various angles.

The wine cellar promises to be a haven for wine enthusiasts, offering a curated selection of vintages in a refined atmosphere. The wine cellar provides a variety of services, such as room reservations, dining experiences, wine tastings, retail wine sales, event hosting, and cooperation with local wineries.

The spa spaces provide a tranquil and rejuvenating experience. Guests can indulge in a range of luxurious treatments and therapies, from massages to facials, all within the comfort. This premium experience not only enhances our guests' overall visit but also adds a valuable revenue source to our establishment, making it a win-win for both relaxation seekers and our project.



Wine cellar

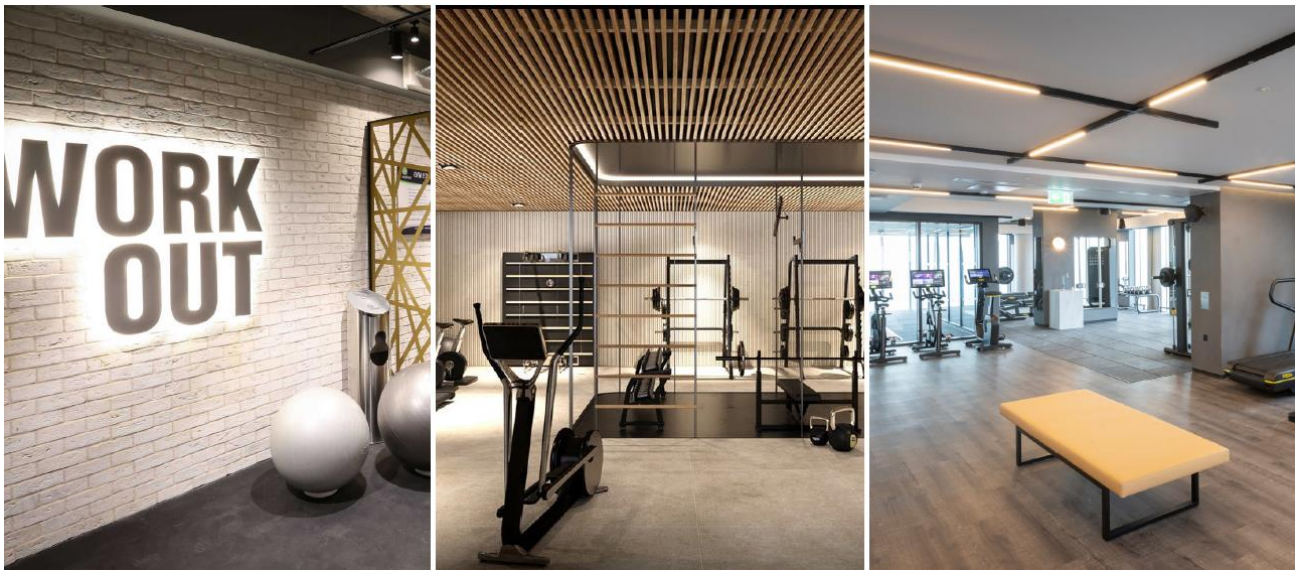
Spa space

The mini-golf market has been experiencing growth and increasing demand over the past few decades. Mini-golf courses provide revenue through various sources, including admission fees for players, rental fees, refreshment sales at snack bars, and the potential for hosting events such as birthday parties, corporate outings, and tournaments. Its appeal lies in its accessibility to people of all skill levels, making it a fun and profitable attraction for both recreational and competitive players. The game center will provide a space for leisure and entertainment, fostering a sense of community and fun.

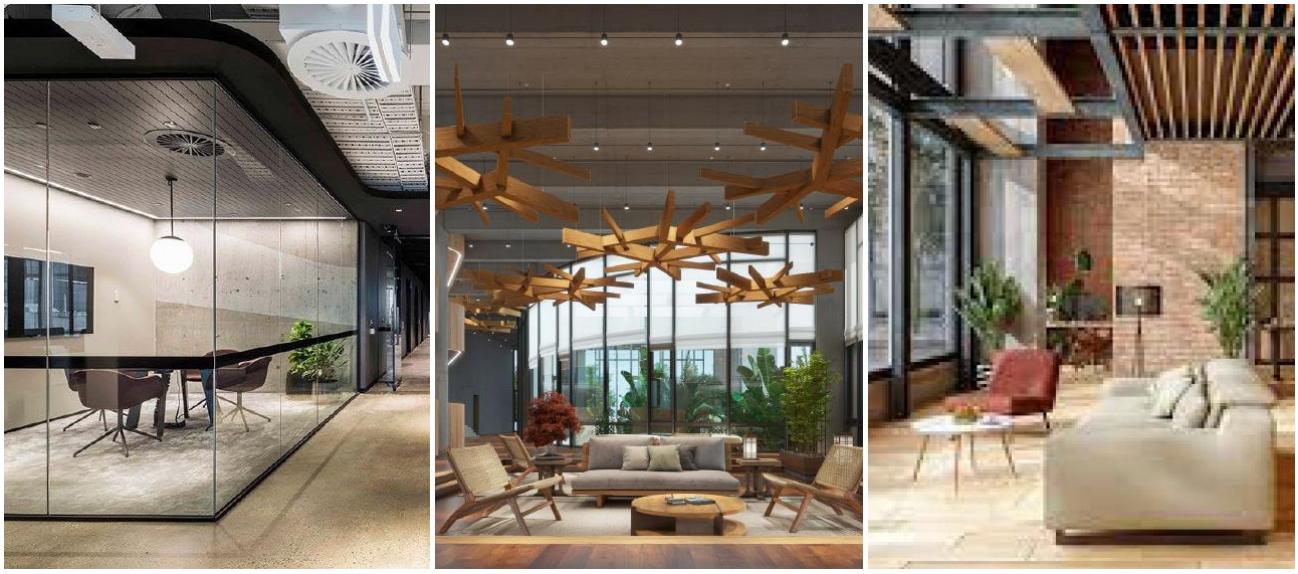
Mini-golf venue

Game center

The fitness center will be equipped with state-of-the-art equipment, promoting a healthy lifestyle within a sleek and inviting environment. The co-working space will cater to the needs of professionals, providing a productive and collaborative workspace with modern amenities. Together, these elements will ensure that our project stands as a testament to outstanding amenities and a truly luxurious lifestyle.



Fitness center



Co-working space

Green Energy Highlights

The Villa at Glen Cove project proudly showcases a range of cutting-edge green energy features, embodying not only sustainability but also innovation and integration, offering numerous advantages. By harnessing pioneering technologies and practices, the project attains environmental, economic, and occupant-centric benefits, solidifying its competitive edge within the green building sector. This amalgamation of green energy features embodies an integrated and forward-thinking approach to sustainable design and construction.

Five-Layered Glass with Integrated Photovoltaic Cells

Each glass panel used in the building boasts five layers and is equipped with integrated photovoltaic cells. This innovative design empowers the glass to generate electricity from sunlight, effectively harnessing solar energy to meet the power requirements. This design approach carries several benefits. It utilizes solar energy for electricity generation, reducing reliance on conventional power sources and mitigating carbon emissions. Furthermore, the integration of photovoltaic cells within the glass maintains the building's aesthetic appeal while optimizing energy efficiency, delivering a visually striking architectural design.

Geothermal Energy and Innovative Floor Heating System

The utilization of geothermal energy offers the project a multitude of advantages. Geothermal systems tap into the Earth's stable temperature, providing energy-efficient heating in winter and cooling in summer. This approach reduces dependence on fossil fuel-powered heating and cooling systems, resulting in substantial carbon emission reductions. Geothermal energy stands as a renewable and sustainable resource, ensuring a dependable and long-term energy supply while diminishing the project's environmental footprint, contributing to a greener future.

In addition, the project incorporates an innovative floor heating system that capitalizes on the Earth's consistent temperature, delivering efficient warmth across the entire structure. This system ensures uniform heating in living and working spaces, enhances comfort, and reduces energy expenses.

Zero Carbon Emissions

The project strives for achieving zero carbon emission by incorporating various sustainable strategies and tapping into renewable energy sources. Through extensive utilization of geothermal energy and other green technologies, the project substantially minimizes its environmental footprint while contributing to a cleaner and more sustainable future.

This achievement not only addresses concerns related to climate change but also enhances the project's market value and appeal. The commitment to zero carbon emissions aligns perfectly with sustainable development goals and establishes the project as a leader in green building practices.

Battery-Powered Backup Generator

The building's backup generator system relies exclusively on battery storage, guaranteeing a reliable power source during emergencies or outages without resorting to fossil fuel-powered generators. This approach underscores the project's commitment to cleaner and more sustainable energy backup solutions.

Battery storage for backup power offers numerous advantages. It is environmentally friendly, emitting no harmful emissions, and ensures a reliable and uninterrupted power supply during emergencies, safeguarding the continuous operation of critical functions within the building. This forward-thinking approach highlights the project's dedication to sustainability, resilience, and long-term cost efficiency.

Integrated Passive Design Solution

The entire building adopts an innovative passive design strategy, leveraging natural ventilation and cooling. Passive design harnesses factors like building orientation, insulation, shading, and natural airflow, adapting to local climate conditions to effectively manage temperatures, maximize energy efficiency, and create a comfortable indoor environment without heavy reliance on mechanical cooling systems.

This approach significantly reduces energy consumption while enhancing overall energy efficiency. The integration of passive design principles throughout the building yields numerous advantages. By utilizing natural ventilation, shading, and airflow, the project substantially reduces reliance on mechanical cooling systems, resulting in decreased energy consumption and operational costs. Proper orientation, insulation, and shading also enhance indoor comfort, optimizing the quality of living and working environments for occupants. Additionally, passive design promotes better indoor air quality and reduces the carbon footprint associated with artificial cooling and ventilation methods.