



Urban Ecospaces, Inc.

Portfolio of Representative Projects



General
Contracting

Property
Redevelopment

Construction
Management



ABOUT URBAN ECOSPACES

Urban Ecospaces, Inc. is a real estate development and construction firm with broad-based experience working on a varied range of project types. We primarily develop our own projects, but also serve as a general contractor or construction manager on behalf of private clients. Our project portfolio includes land development, condominium development, new construction, and renovation of commercial, mixed-use, multi-family, and residential projects. With a project history that includes oversight of concurrent construction projects managed from inception to completion, we have developed and honed strong leadership, decision-making and project management skills allowing for completion of projects on time and on budget.

Since the firm's inception in 2009, our primary specialization has been the renovation or redevelopment of NYC properties that are dilapidated, distressed or abandoned. Our primary market area has been Southeast Queens, NY. However we have also worked on projects in Brooklyn, Manhattan and Long Island, NY. We have significant expertise in performing full gut rehabs of properties that have been acquired through various channels, including foreclosure auctions, guardianship sales, estate sales, HUD, or private individuals looking to relinquish problem properties.

As our name implies, the residences we create blend high-end contemporary design with sustainable and environmentally friendly green building techniques and products. At a minimum, where feasible the development projects in our personal portfolio include the following green elements:

- Wall Hung Combination Boiler/Hot Water Heating (93% Energy Efficient Direct Vent)
- 3+ Heating Zones
- Low Flow Water Fixtures and Dual Flush Toilets
- Energy Efficient Lighting and/or CFL Bulbs
- Bamboo Flooring
- Low VOC Paint
- Open and Closed Cell Spray Foam
- Argon Filled Triple Glaze Low E Windows

We are a fully integrated real estate development and construction company with the credentials, expertise and resources to handle the varied challenges presented by complex and fast-track projects. Our team includes a licensed General Contractor, two licensed Real Estate Brokers, a licensed Mortgage Loan Originator, and a licensed Attorney. This unique operating platform allows our firm to support the full life cycle of real estate development projects, including acquisition, design and construction, financing, marketing, and leasing or sale of properties.

We are excited to share with you some recent projects highlighting our experience!

Before



After



Conversion of SRO in Four-Story Brownstone: 1537 Pacific St

Located in Crown Heights, Brooklyn, this once stately Brownstone had fallen into major disrepair from years of neglect suffered while being used as an SRO. Once a hodgepodge of rooms, this four-story structure was gutted down to its frame and reconfigured to house 3 apartments containing a total of 7 bedrooms, 7 bathrooms, 3 kitchens, and a finished cellar. Upon completion, the property was resold its first week on the market for more than four-times its initial purchase price.



Urban Ecospaces



Before

After



Hempstead Single-Family Remodel: 106 Elizabeth Avenue (Hempstead, NY)

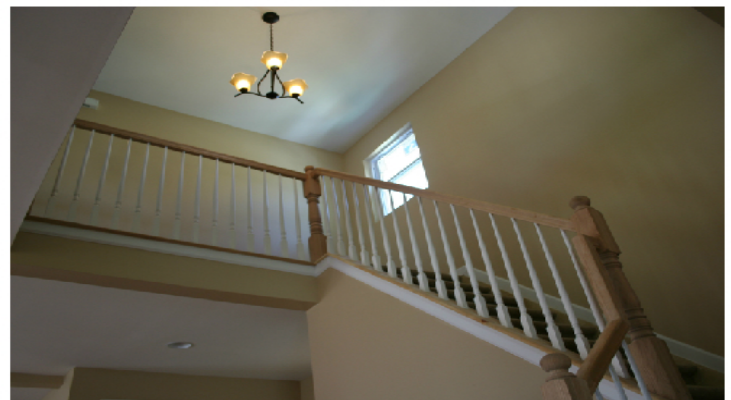
A complete makeover was given to this home that had been vacant for some time, and was at one point occupied by squatters. We outfitted the residence with the following new features: roof, siding, windows, HVAC, heating, plumbing, electrical systems, wood flooring, tile work in bathrooms and kitchen, and in-ceiling speakers. Upon completion of construction, the property was in contract to be sold less than 30 days on the market.

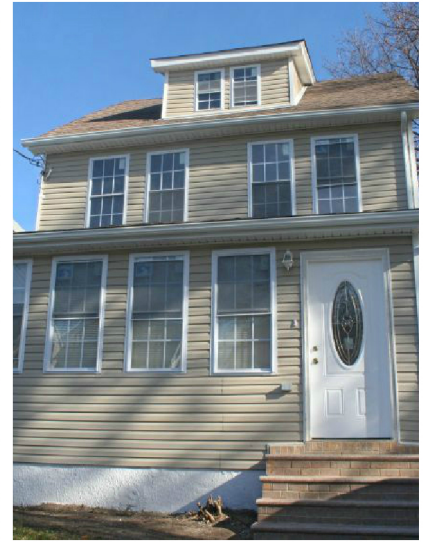


Full Rehab With Vertical and Horizontal Extension and C/O Change

221-06 133rd Street (Laurelton, Queens)

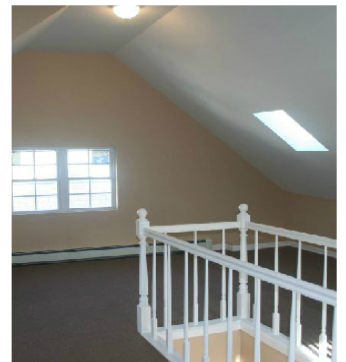
Urban Ecospaces completed a vertical and horizontal extension on this residence with a Certificate of Occupancy change. The existing home was completely gutted. The extended floor plan on the first floor allowed for the creation of an entirely new open floor-plan kitchen. This residence was updated with the following new features: roof, siding, windows, HVAC, heating, plumbing, electrical systems, wood flooring, tile work, new kitchen and bathrooms, and a finished basement.





**Gut Renovation of Hoarder's House
105-19 192nd Street (St. Alban's Queens)**

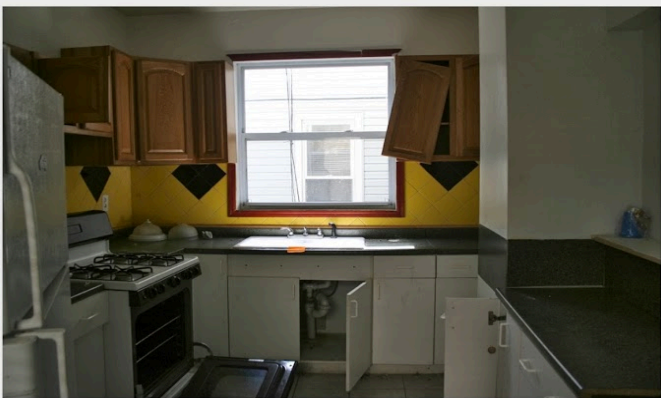
Our principal acquired this development project via a guardianship sale. The prior owner was a hoarder, and there was debris from floor to ceiling in most rooms of the house. Prior to construction four 40 - yard containers were required to remove all of the remaining garbage. The home was in utter disrepair and received a complete makeover with all new roof, siding, windows, HVAC, heating, plumbing, electrical systems, and wood flooring. Additionally, the basement and attic were finished.





Before & After

A showcase of our experience transforming dilapidated properties.



109-18 201st Street
(St. Albans, Queens)

Before & After



- ❖ General Contracting
- ❖ Construction Management
- ❖ New Construction
- ❖ Full Gut Rehabs
- ❖ Remodeling
- ❖ Kitchen Renovations
- ❖ Bathroom Renovations
- ❖ Architectural Cabinetry
- ❖ Millwork
- ❖ Flooring
- ❖ Interior Framing
- ❖ Masonry
- ❖ Interior Painting
- ❖ Drywall
- ❖ Insulation



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