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For Immediate Release

YOUR SUMMER HOUSE IS JUST AN 'A' TRAIN AWAY ROCKAWAY PARK OFFERS ALTERNATIVE TO HAMPTONS & FIRE ISLAND

"Whether they arrive by car or take the A train, they can leave Manhattan and be swimming in the Atlantic in little more than an hour." – New York Times, August 11, 2006

Recently, the *New York Times* ran a story about second home buyers enjoying beachfront living in Rockaway Park. In the article, writer Stephen Williams notes that Rockaway Park is experiencing a revival and in the process, New Yorkers are looking to the area as an ideal summer and weekend getaway. They couldn't be more right.

In its glory days, Rockaway Park was once a thriving beach community, but for more than 20 years people took the 11-mile stretch of beach for granted. The small-scale bungalows that pepper the streets of this thin peninsula, situated on the coast of the Atlantic Ocean, south of Kennedy Airport and Jamaica Bay, were the most visible reminder that this was once a vibrant community. Now, the town is flourishing once again as development and a healthy economy have revitalized the spirit of the community and renewed interest in the area.

Leading this revival is **The FrameWorks Group**. Since 2002, The Frameworks Group, a family-owned real estate developer specializing in luxurious beach view condominiums, has put its stake into the success of Rockaway Park. Created by Charles Kyriakoudes and his son Michael Kerris, the company began designing and developing its first property in the area, Shore Front Condominiums, completed in 2005. The 21-unit property located directly across from the boardwalk, sold out in just one weekend. Their new project, currently completing construction, Belle Shores Condominiums, boasts 78 luxury beachfront condominiums, with custom finishes and state-of-the-art appliances. Many of these homes also offer buyers 10-foot ceilings, fireplaces, and private outdoor space.

Dana Griffin, the sales director for both properties, notes that while most buyers are purchasing properties as a primary residence, there is an increased awareness of Rockaway Park, and interest among city dwellers looking for second homes on the beach. Michael Isaacson and Luis Nobrega, who purchased their Shore Front Condominiums property two years ago, are such buyers. Now on Fridays, Michael and Luis trade their two-bedroom rental in Manhattan for a two-bedroom beachfront condo with a roof deck that has ocean-to-city views.

Savvy city dwellers have discovered a way to enjoy beach-style living without fighting traffic on the L.I.E., or taking a ferry to get to their weekend homes. Rockaway Park also provides a peaceful alternative to busier (and more expensive) beach communities such as the Hamptons, Fire Island, Sag Harbour and the Jersey Shore.



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But Kerris views the area as an ideal weekend get-away, and he should know as he is also a resident. “Our properties are designed for lifestyle conscious urban dwellers seeking to escape the city pace, but not its proximity,” says the Frameworks CFO. “Our luxurious condominiums offer convenient access to local retailers and public transportation to New York City.”

The location is one of most appealing parts of Rockaway Park. How many beach towns have a transit Plaza to give you instant access to the NYC subway system? There are mom and pop retail stores in walking distance, and of course a beautiful boardwalk alongside the ocean. Along with a dedicated community, the future looks bright for the Shore Front and Belle Shores properties.

The homes are also more affordable than other New York beach towns. Dana Griffin notes that two and three-bedroom homes at Belle Shores Condominiums, ranging from 980 to 1,750-square feet, are priced at a very reasonable \$440,000 to \$990,000, with an extremely low cost of ownership with taxes and common charges are as low as \$130 per month.

The Frameworks Group also provides support that makes decisions easy to make. From an on-site design studio for selecting custom finishes, to moving day checklists and neighborhood info, the team takes a personal interest in the buyer’s comfort and well-being. “We know that buying a home is an emotional decision,” says Kerris. “Our team works closely with interested buyers to help make this lifestyle change as easy as a day at the beach.”

For more information about the FrameWorks Group and Rockaway Park, go to
www.FrameWorksGroup.com

For more information about the FrameWorks Group properties or to speak with company principles, please call Stefan Prelog at 212.410.4691 or contact him directly at Stefan@mcallcom.com