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Life's a Beach!

Real Estate Developer Rejuvenates and Revolutionizes Queens Seaside Community

New York, NY – The Ramones immortalized it in song, Woody Allen in film, and if you're a "boomer" or a "tweener" you most likely have memories of riding the rollercoaster at Playland. For decades the Rockaways has been the urban dwellers Malibu; offering a seaside escape with community living without ever leaving the borough of Queens.

And today, this sleepy little beachside community, which resides south of Brooklyn between Jamaica Bay and the Atlantic Ocean, is attracting a surge of interest from real estate developers and retail investors alike who have tagged it as the next "hot spot" for residential and commercial growth. Leading the way is the **Frameworks Group**, a family-run business specializing in the development of luxurious beachfront property. Shore Front Condominium, the company's first development, set a high standard with buyers who snatched up the properties in just six hours. The Framework Group's vision for condominiums are a major part of the Rockaway Park renaissance, which is transforming this charming bungalow community to a modern shorefront neighborhood.

Their latest development is a 78-unit luxury condominium community called Belle Shores. Combining a relaxed atmosphere of suburban living within a luxury setting, Belle Shores Condominiums acts as both a convenient primary residence and an ideal weekend get-away. "Our properties are designed for 'lifestyle conscious' urban dwellers seeking to escape the city pace, but not its proximity," says Frameworks CFO Michael Kerris, who is also a Rockaway Park resident. "Our luxurious condominiums offer convenient access to local retailers and public transportation to New York City. The professional can enjoy the sunrise on the beach with their morning coffee, take the subway to work, and be home in time to watch the sunset." It's the lifestyle we all dream of, and now it's within reach.

Providing a panoramic view of the Atlantic Ocean cresting 11 miles of white sand beach, Belle Shores Condominiums are designed for beauty and comfort. Each unit features high-end aesthetic details such as oak hardwood floors, Italian ceramic tile, gourmet kitchens designed with granite countertops and state-of-the-art appliances, Kohler fixtures and walk-in closets. Some units also feature skylights, private outdoor spaces and fireplaces. Home ownership is simple with a turn-key lifestyle that features professional manicured grounds and a gated on-site parking.

But Belle Shores Condominiums is not just another pretty face on the real estate landscape. In addition to its high-grade materials and attention to detail, the units are also designed to be energy efficient. "We only create residences that we would want to live in," says Kerris. "Not only am I one of the owners, but I'm also your neighbor, so you can count on our residences to be the highest quality." Most important, Belle Shores Condominiums offers buyers an attractive 15-year tax abatement as low as \$39 per month, low monthly maintenance fees of as little as \$88, and multi-year warranties that make it an investment that continues to appreciate in value. "With the Rockaway Park revitalization and area improvements, like every other community that's been enhanced, these residences are a worthwhile investment that will grow in the coming years."

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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 well-being. "We know that buying a home is an emotional decision," says Mr. Kerris. "Our sales team works closely with interested buyers to help make this lifestyle change as easy and uncomplicated as possible."

The Rockaways are undergoing a dramatic rebirth, with a growing economic outlook and a strong community spirit. Parks, schools, houses of worship, retailers, and miles of sandy beaches – located within walking distance in one of the safest precincts in the five boroughs – less than an hour from midtown Manhattan. And Belle Shores Condominiums, and its sister properties Shorefront Condominiums and the soon-to-be-built Landmark Condominiums, is set to meet the needs of the thriving and discerning inhabitants of this scenic seaside escape.

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