

The Ruby Group

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The Ruby Group (TRG) is a group of diverse companies with a shared focus on Real Estate and Construction. Our companies do everything from land development, property management and construction management to business, marketing and operations consulting.

PROJECT LIST:

19-23 Front Street

Port Jervis, NY

TRG performed due diligence and negotiated the purchase and financing of a 14,000-square-foot, mixed-use building from a bank's distressed-property portfolio. Municipal approval was obtained for a change of use and the property's overhaul into affordable housing and modern commercial space. A series of grants from government entities facilitated this successful venture.

All State Distributors Northeast, Inc.

Town of Wallkill, NY

This Design-Build office addition for a large business-supply distribution company required the creation of new office space and installation of mechanical-system upgrades. TRG also has worked to improve other properties this company owns to facilitate lease up.

EcoGreen Community Housing at Sullivan County Community College

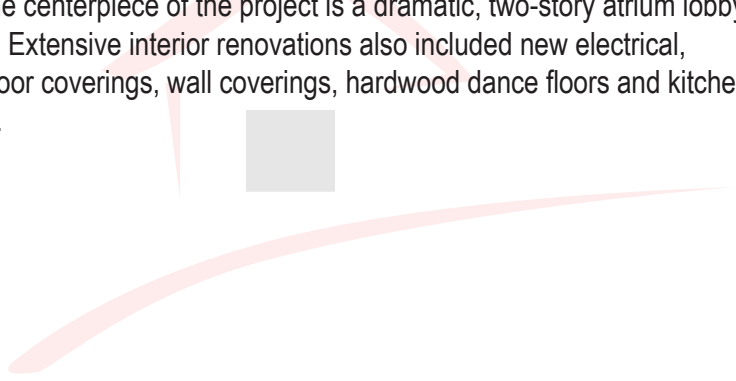
Town of Fallsburg, NY

TRG worked closely with the Sullivan County Community College Dormitory Corporation to facilitate a public-private partnership addressing the need for student housing on campus. After obtaining a lease and municipal approvals, TRG raised financing needed to build housing designed to meet the LEED Gold standard. The entire project was built in 115 days and on budget.

The Elan Catering and Events

Lodi, NJ

TRG stepped in during the middle of the planning phase of this Design-Build project calling for structural modifications and interior renovations to modernize a 15,000-plus-square-foot catering and banquet facility. The centerpiece of the project is a dramatic, two-story atrium lobby and entry. Extensive interior renovations also included new electrical, lighting, floor coverings, wall coverings, hardwood dance floors and kitchen upgrades.



President Container
Town of Wallkill, NY

TRG worked with President Container, a leading manufacturer of cardboard boxes and displays, to completely retool the 527,400-square-foot former Wakefern distribution facility. This unique industrial facility now houses a state-of-the-art corrugator imported from Italy, multiple machines that turn corrugated sheets into finished products, new rooms where the printing templates and dyes are made, complete maintenance shop, in-house wastewater treatment facility, dust collection system, starch silo, caustic containment area and renovated office spaces. All of the new electrical fixtures meet the New York State Energy Research and Development Authority standards and are the latest technology in energy efficiency. The project employed many local vendors who worked closely with international vendors under the supervision of TRG.

357 Route 211
Town of Wallkill, NY

The owner of this property had solicited renovation proposals over a two-year period, but none of them met budget constraints. Seeking a new approach, TRG was contracted to improve the property's marketing and dated appearance. The property had a vacancy rate of 50 percent. TRG worked with architects, retail consultants and its own construction managers to develop a cost-effective strategy that contributed to a successful lease up. Within eight weeks, the project was designed, budgeted and had received required permits. TRG is now working with the owner to explore possible improvements to other properties in its portfolio.

Kalpac Holdings, LLC
Montgomery, NY

Renovation of 33,520 square feet of manufacturing facilities that had been the filming location of the Orange County Choppers-American Choppers TV show. Repurposed building for use as an office and distribution facility by the new owner. TRG took this on as a "Fast Track" project, with architectural design and other planning being conducted while demolition was under way. The project was completed on time in only nine weeks and at a total cost lower than the initial estimates.

27 Carpenter Ave.
Middletown, NY

TRG built, owns and manages a 2,200-square-foot commercial space near Orange County's new hospital. The interior of the building was designed to provide a flexible layout able to accommodate a number of tenants or shared office space.

Newlife Properties
New York

TRG manages the due diligence, acquisition, repositioning and sale of distressed real estate assets as workout specialists. We have worked in conjunction with many major lenders including JPMorgan Chase, LaSalle Bank, IndyMac, Deutsche Bank and many others.

St. Peter's Church
Liberty, NY

TRG led major Design-Build overhaul of administrative facilities. Project included structural evaluation and repairs as well as significant plaster restoration subcontracted to a leading expert.

Wakefern Complex
Town of Wallkill, NY

Complete interior buildout for a manufacturing tenant, including code-compliance work and other improvements. TRG built a bathroom, added exit doors and built a “demising wall” separating the tenants.

Exeter Building Corp
Newburgh, NY

Managed the development and initial site work of 135-unit townhouse project. Responsibilities included managing the engineering, architecture, marketing and construction trade contractors and vendors. This project is currently undergoing additional municipal review.

Spring Valley Animal Hospital
Monsey, NY

TRG helped plan, design and build the major expansion of the veterinary hospital and boarding facility, tripling its size to 5,800 square feet. Key challenge was timing construction and demolition so treatment of animals at the busy clinic could continue without interruption.

Jasmine Imports
Tuxedo, NY

TRG provided design and construction-management services for the renovation of a retailer’s 8,300-square-foot sales floor and warehouse. A two-phase approach was used to permit uninterrupted sales.

New World Homes
New York, NY

TRG provided management consultancy services for start-up developer of standardized, eco-friendly and highly sustainable houses intended for national rollout. Assisted with product development, direct-cost comparison, cost-comparison analysis and strategic review. Also consulted with sales and marketing planning, critical path analysis and market segmentation analysis.

North Jersey Trailer & Truck Service
Goshen, NY

Coordinated the design and development of a 15,000-square-foot truck and trailer repair facility. Managed architectural design, engineering and site planning, as well as federal-state-local grant and incentive exploration and implementation.

Musiker
Sullivan County, NY
Albany County, NY

Manage and maintain four commercial properties in Sullivan and Albany counties in role as owner’s managing agent. Services include grant applications, tenant solicitations, property positioning consultations and oversight of all construction work.

**St. Nicholas
Greek Orthodox Church**
Newburgh, NY

Planned and executed window replacement and basement insulation upgrades, as well as other repairs, while protecting and preserving building’s historic beauty.

Karpytown
Goshen, NY

TRG expects to complete a two-story, 4,200-square-foot commercial building with retail space on the street level and The Ruby Group’s offices on the upper level.

Vineyard Commons
Town of Lloyd, NY

TRG assisted in the planning and construction of four low-rise apartment buildings containing a total of 256 units. With a budget of \$35 million, it was one of the region’s largest projects at the time.

Pine Ridge at Davos
Fallsburg, NY

Developer and builder of 43 colonial-style, single-family homes currently under construction on beautiful wooded lots. In addition to the initial homes built here planning is under way for a significant commercial component.

Monroe Woodbury Jewish Community Center
Monroe, NY

Coordinate/Design/Construction phases of a 20,000-square-foot community center and catering facility.

Eagle View Estates
Fallsburg, NY

Fifteen-unit project. Single-family homes – Sale price approximately \$350,000

Ruby Homes
Goshen, NY

Multiple single-family homes in the Hudson Valley of NY. Sale prices between \$300,000 and \$1 million.
Product lines include spec homes and Design/Build services.

Estates at Sable Road
Wallkill, NY

Fourteen-unit project. Single-family detached homes. Sale prices to be between \$350,000 and \$500,000.

Meadows at Mill Basin
Phase 2, Brooklyn, NY

Fourteen-unit project. Single- and multi-family semi-detached homes. Sale prices between \$370,000 and \$490,000.

East New York New Homes
Brooklyn, NY

Forty-seven unit project. Multi-family attached housing, built for the NYC Housing Partnership.

Somerset Heights
Carteret, NJ

Eight-unit project. Single-family semi-detached / two major renovations of adjacent properties. Sale prices between \$160,000 and \$190,000.

Estates at Oakwood
Phase 2, Staten Island, NY

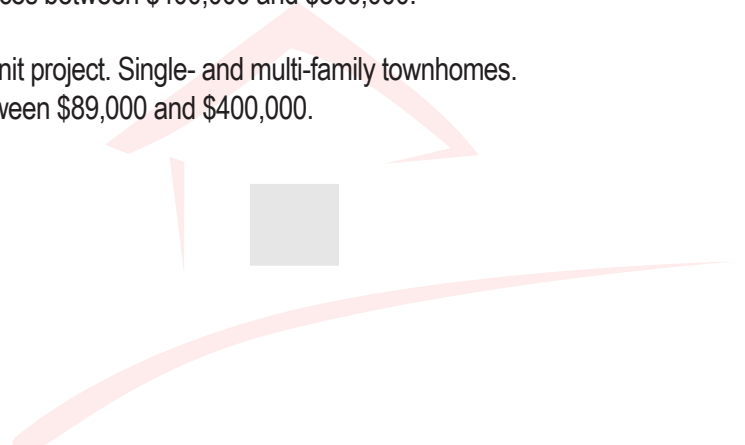
Fifteen-unit project. Multi-family, detached and semi-detached homes and single-family townhomes. Sale prices between \$140,000 and \$350,000.

Meadows at Mill Basin
Phase I, Brooklyn, NY

Sixty-five unit project. Single- and multi-family semi-detached homes. Sale prices between \$400,000 and \$500,000.

Estates at Oakwood
Phase I, Staten Island, NY

Four-hundred unit project. Single- and multi-family townhomes. Sale prices between \$89,000 and \$400,000.

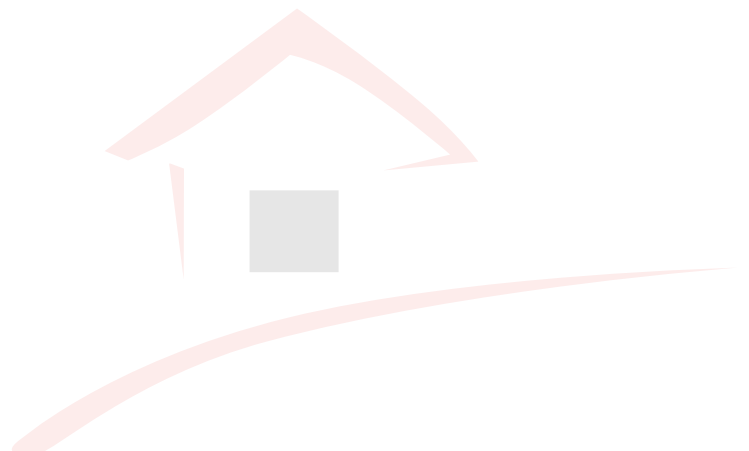


OTHER QUALIFICATIONS:

University of Housing NAHB	Faculty member
New York Real Estate Institute	Faculty members
Inspect Your Home, INC.	Subsidiary company that inspects new and old homes, and commercial buildings, for construction defects and system failure.
JMPH, LLC	Subsidiary land investment company.

PROFESSIONAL CERTIFICATIONS AND ASSOCIATIONS

President - Builders Association of the Hudson Valley
Board of Directors - Builders Association of the Hudson Valley
Member of the Government Affairs committee
New York State Builders Association
National Association of Home Builders
Certified Graduate Builders, NAHB
Certified Green Professional, NAHB
American Home Inspector Training Institute, July 2002
American Society of Home Inspectors, Member # 210843, Member # 210845
New York State Licensed Home Inspector #16000009497 & 16000009436
New York State Division of Licensing Services, Approved Home Inspector Instructors
New York State Approved Real Estate Instructor
New Jersey Department of Environmental Protection, CPA #27548B



RUBY CONSTRUCTION OVERVIEW:

Ruby Construction Services is a division of The Ruby Group of Companies that specializes in taking the skills of our Land Developers, Builders, Construction Managers and Consultants and focusing them on your project. TRG brings a unique perspective to development projects both large and small; because we own many of our projects we understand the concerns and perspective of owners and investors. We do not have a set project format. Rather, we meet with clients to determine the scope of their project and listen to their concerns and needs. Following this preliminary consultation, we work up a project plan that uses our skills and experience to accomplish the tasks needed to complete a successful real estate or construction project. RCS has the capacity to work in many different fashions, a few of which are listed below.

Construction Consultant:

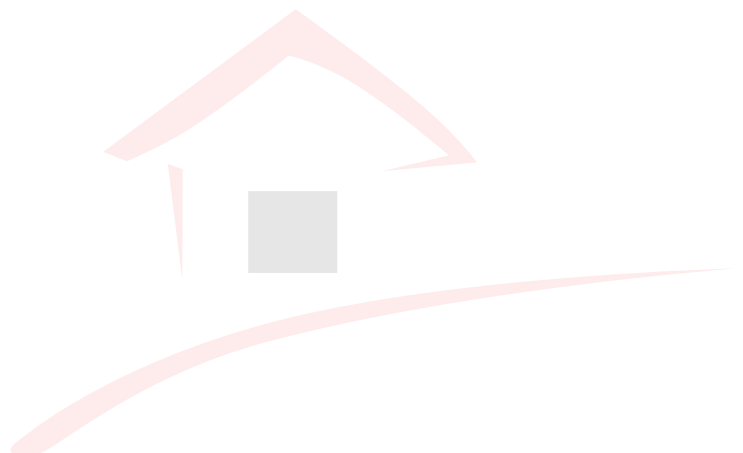
RCS can serve as a consultant and arranges for all phases of construction. We can pick up a project from the concept stage and steer it all the way through Certificate of Occupancy. We can even administer your necessary warranties. We are typically responsible for the following tasks on each job: consulting on the design of the building, site planning, bidding and hiring of sub-contractors and vendors for infrastructure and vertical construction. Once we assemble the custom team for your particular project, we will recommend you enter into agreements with them, which we will administer on your behalf. You will retain all control over finances as well as the direction of the project. We will handle all scheduling and project administration. Our service is custom designed for each of our clients. We set up a report schedule to keep you up to date on project status and we can arrange project meetings on a schedule of your choosing.

Construction Manager:

This arrangement is similar to Construction Consultant, the main difference is that RCS enters into the agreement with the subs on your behalf and we handle the finances and the insurance requirements. This arrangement is better suited for end users whose primary business is not development or investing in real estate.

General Contractor:

RCS will take the plans for your building and give you a Scope of Work document that details everything to be included and the set price for the same. This arrangement gives the client the most predictable outcome and is intended for clients who know ahead of time exactly what they want and do not intend to make changes as construction progresses. Of course, alterations to the Scope of Work can be made if necessary.



RUBY HOMES OVERVIEW:

Ruby Homes is a third generation homebuilding company. We have two main product offerings throughout the Hudson Valley; we offer homes built in our own subdivisions based on a large inventory of models and plans or customized to suit the individual buyer. We also offer Design/Build services, under this unique arrangement the future homeowner hires Ruby Homes to design the home and plan the site. Ruby Homes will use its established relationships to assemble the best and most effective project team. This service can be used for individuals who own a lot or are interested in buying one of our lots.

TRG traces its origins back to Julius Berman, a cabinetmaker by trade, who began building homes in the 1950's in the Canarsie section of Brooklyn, NY. In the late 50's, amidst the planning of the Verrazano-Narrows Bridge, Julius saw an opportunity for developments abound on Staten Island, and began purchasing land throughout the area. Julius worked into his last days in the early 80's. After a career in accounting, Marty Berman, Julius' eldest son, continued the family tradition, building single and multi-family homes on Staten Island, as well as returning to the company's roots by acquiring property in the Bergen Beach section of Brooklyn, just across the bay from one of the original projects in Canarsie. In the mid 90's, Peter Berman joined his father to build projects on Staten Island and Brooklyn. During this time, Marty and Peter began to develop multiple affordable housing units. Peter also oversaw the first NJ projects for the company by building affordable housing in Carteret, NJ. In 2002, Howie Berman, who had been building homes in Chicago, joined his father and brother in the family business. Peter and Howie saw a need for a full service group of companies in the Hudson Valley and started TRG, which now includes Ruby Homes the company that their grandfather started. They are now the premier provider of construction and development services to the professional investor, financial institutions and landowners.

TRG is known for high quality supervision and an exceptionally high level of integrity. We can tailor a program to fit the needs of small, medium, and large projects. With our breadth of experience and successful track record working with both our own land development company, and for other investors we have proven that we get the job done efficiently, cost effectively and with a high degree of quality.

All projects are run with respect for the workers, investors and all parties involved. Every project is supervised directly by one of the principals.

