



guaynab

CRECE. VIVE. SUEÑA.



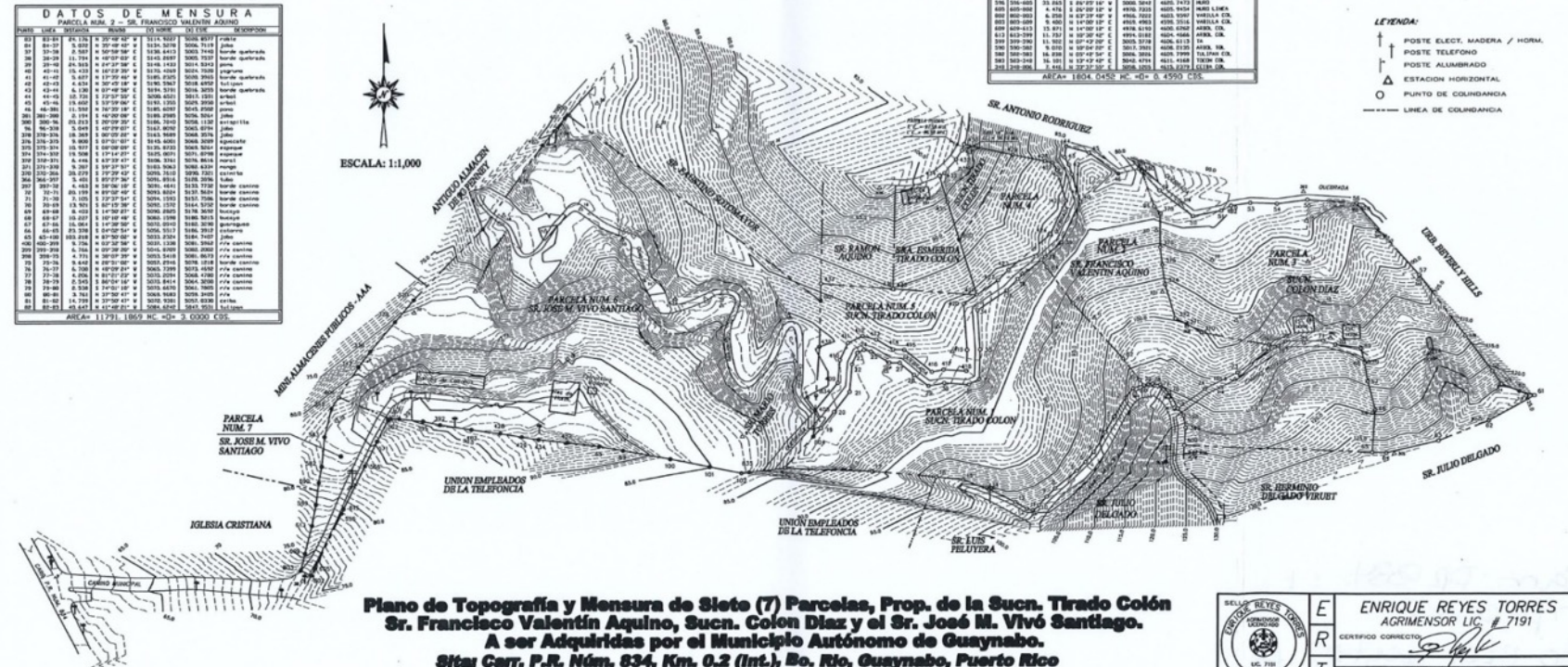
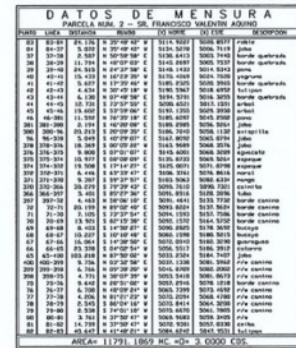
Guaynabo City Joint Venture

***BEVERLY VILLE RESIDENTIAL
DEVELOPMENT***



DEVELOPMENT OF BO. RIO
17.64 acres

Existing Classification – SU

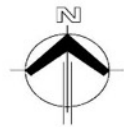


- Private Acquisition
- Expropriation by Municipality of Guaynabo



Social Interest Development (CDBG Funds)

- Residential Low-Income Housing Development
- Easy Access to PR-1 & Martinez Nadal Express-way
- Infrastructure access
 - ❖ Electricity
 - ❖ Potable Water
 - ❖ Sanitary Sewer
 - ❖ Communications
- Subject to Verification with Gvt. Agencies thru “SRI”
- 88 Unit Row Houses Residential Development
- 110 Walk Ups Units in 2 Phases



ESCALA: 1:1,000



LEYENDA

88 solares residenciales de 7.62 mt x 19.68 mt = 150 sq mt

10 edificios de "Walk Up's -Walk Down" de 2 unidades por piso = 80 Unidades

5 edificios de "Walk Up's" de 2 unidades por piso = 30 Unidades

TOTAL DE UNIDADES = 198 UNIDADES RESIDENCIALES

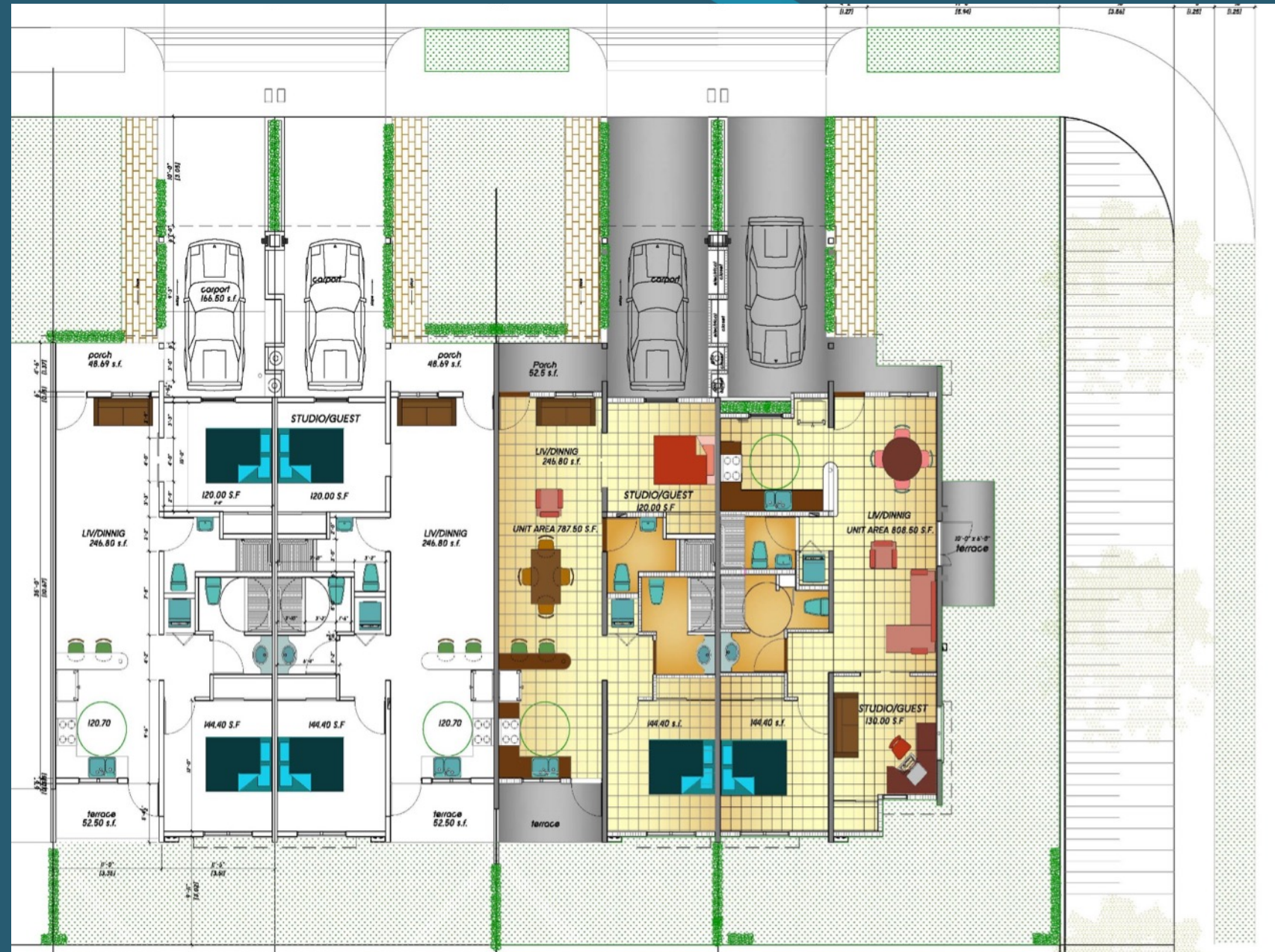
RESILIENT HOMES

Amenities:

- Security Controlled Access
- Gazebo – Club House
- Swimming Pool - Wet Bar
- Basketball Court
- Tennis Courts
- Fitness Center (B-Fit)
- Kids Playground
- Walking Trails
- Green Environment

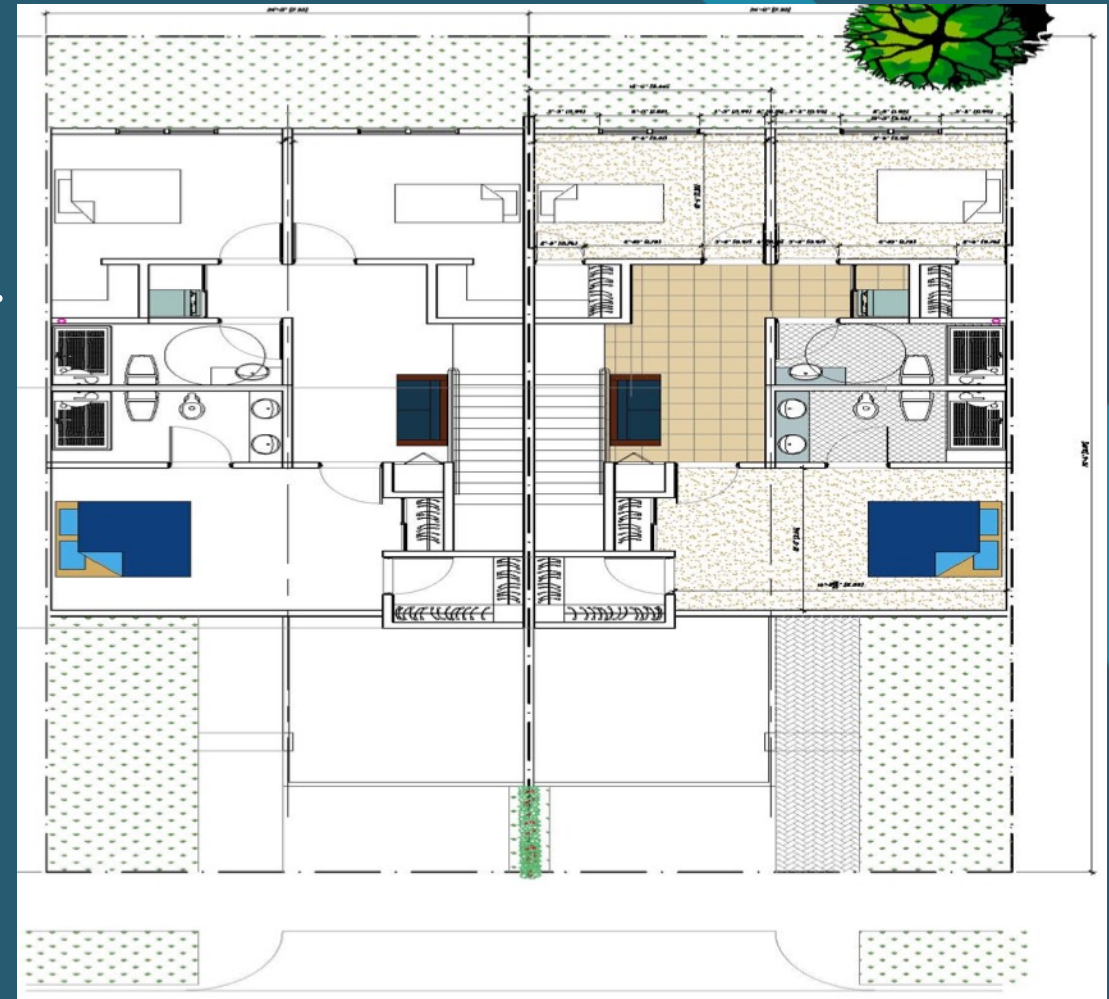
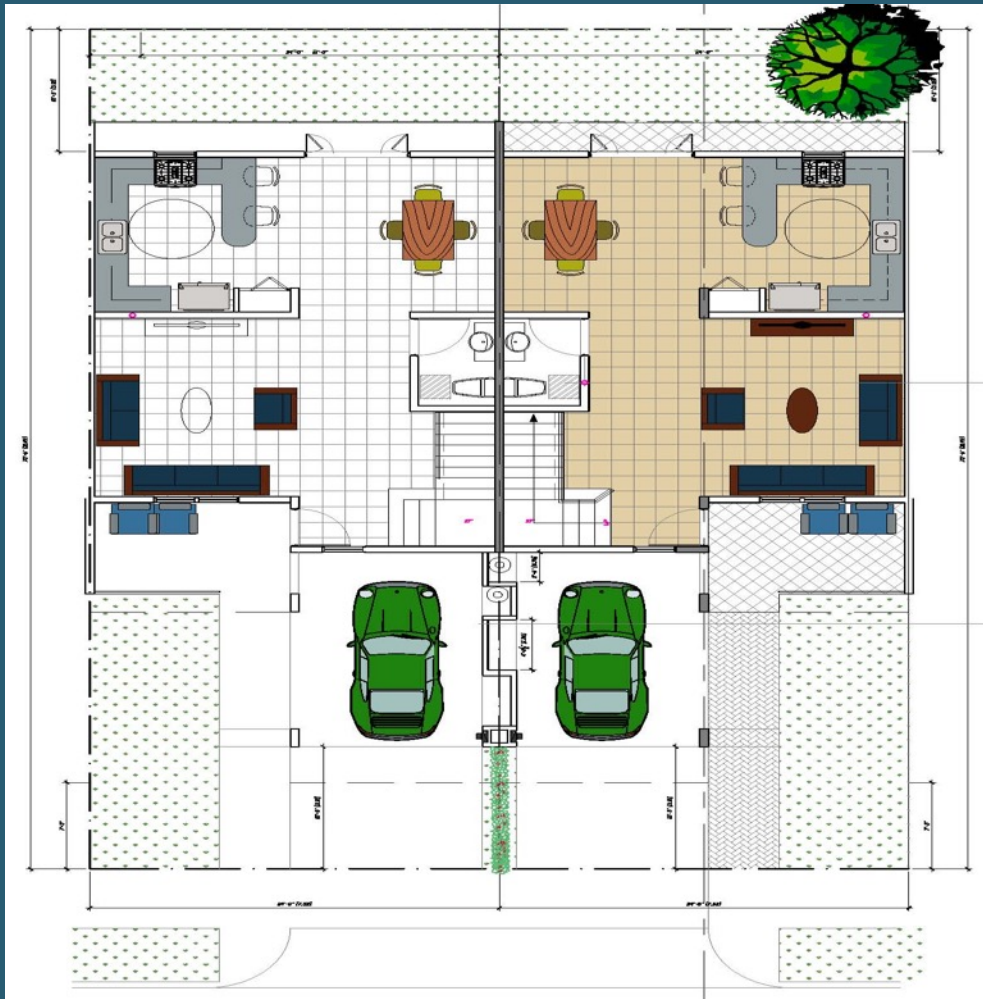
Row Houses 1 Story

- 2 Bedrooms
- 2.0 baths
- Family Room
- 900 sq. Ft.



CDBG-DR 2 Story Row House Unit

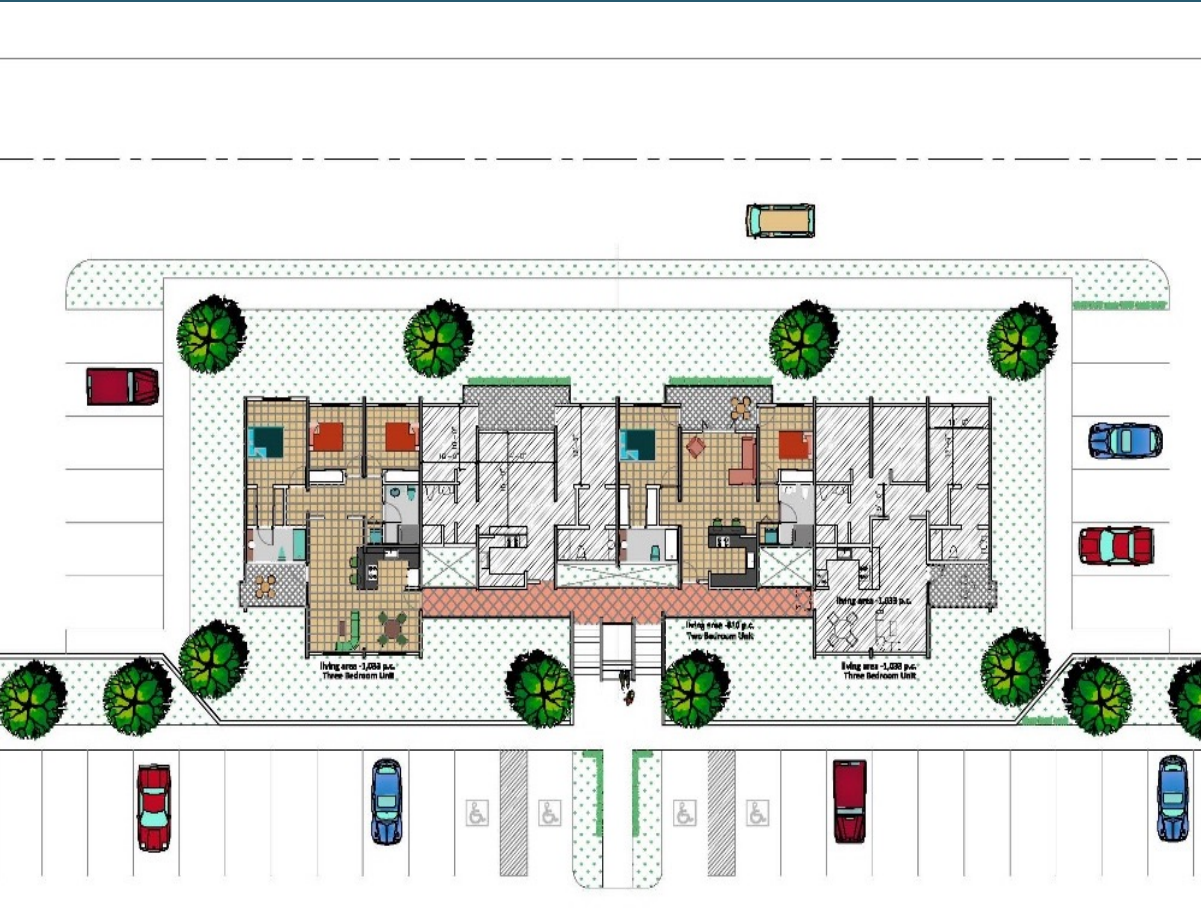
- 3 Bedrooms
- 2.5 baths
- Family Room.
- 1,200 sq. ft.



Walk-Up Social Interest (CDBG-DR)

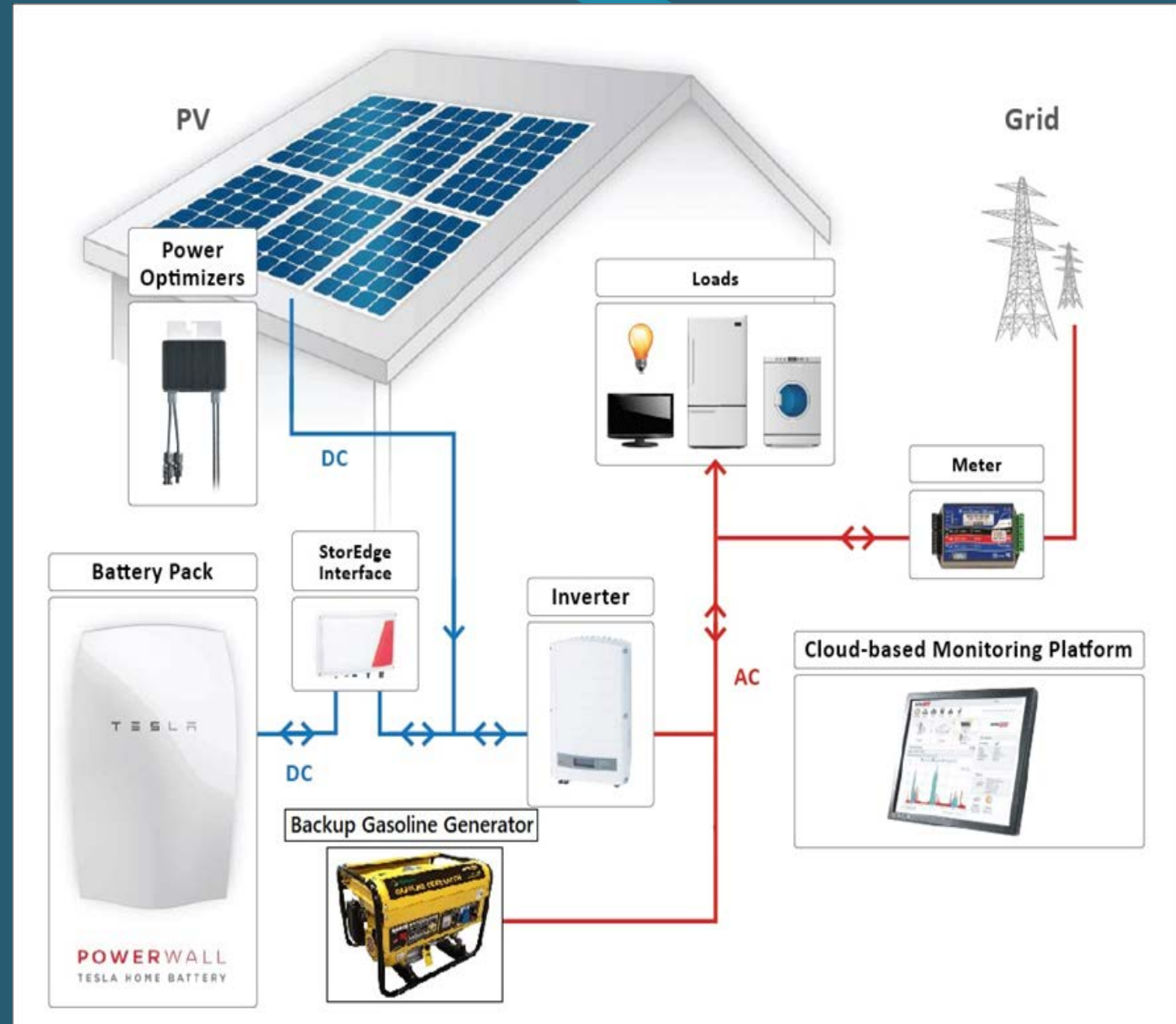
3 Story High Walk Up Apartment

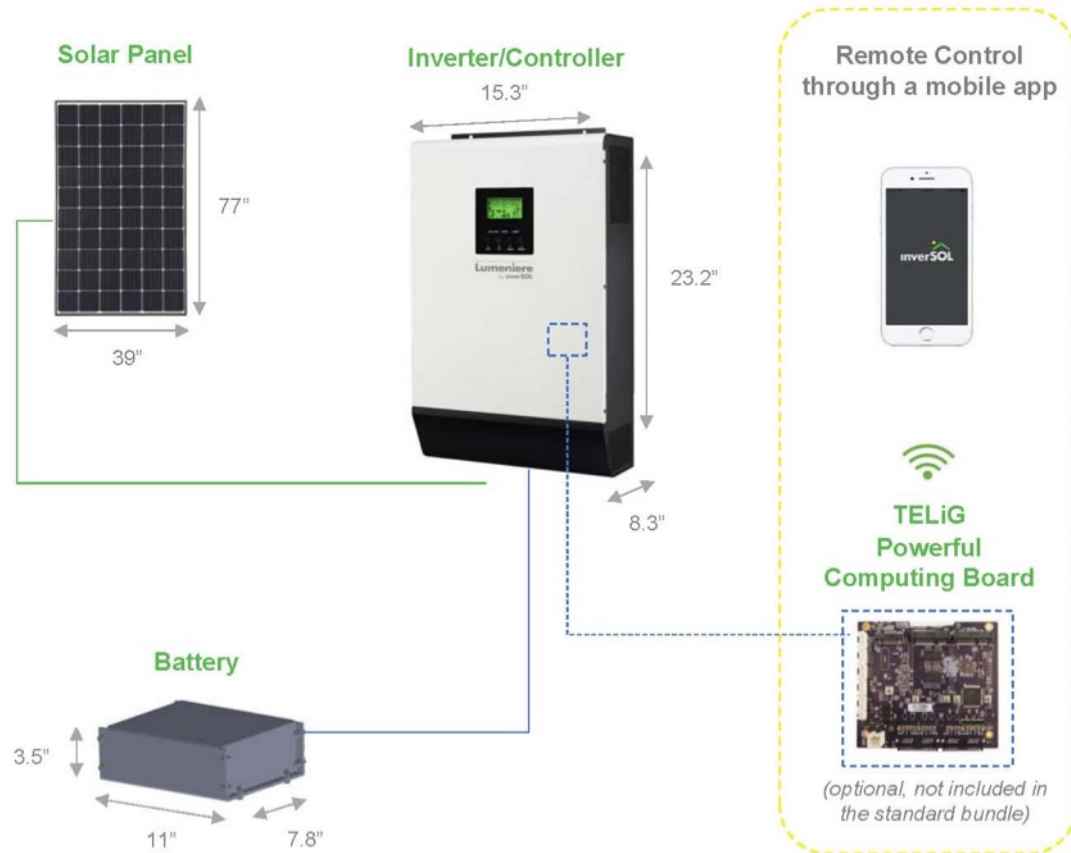
- 3 Bedroom & 2 Bathroom Apt
 - 1,033 Sq. Ft.
- 2 Bedroom & 2 Bathroom Apt
 - 810.00 Sq. Ft.



Resilient Homes

- SG Blocks Shipping Container Units
- New 2018 PR Building Code Compliance
 - Energy Code Thermal Value = R-15
 - Impact Window Resistant
- Water:
 - Cistern Potable Water
 - Cistern Rainwater Harvesting
 - Solar/Gas Heater
- Energy Auto Sufficiency
 - Solar Panels
 - Inverter System with Batteries
 - Transfer Switch for Emergency Generator (gasoline, diesel, gas)
 - Emergency Electrical Generator
 - (gasoline, diesel, gas)
 - Gas ready, refrigerator, stove, oven, water heater, washer and dryer
 - Modular and Expandable system
 - Green Building Construction





Lumeniere System Diagram

Custom designed solar system for homes in support of the Puerto Rico Disaster Recovery Action Plan

The standard Lumeniere bundle is available at \$3,058* and includes:

| Component | Description | QTY |
|---------------|---|-----|
| Solar Panel | Solar energy generation (10 year warranty) | 2 |
| Rack (double) | Unirak 150 mph resistance 25 year warranty | 1 |
| Battery | 1200 Wh LiNMC battery for energy storage, <i>stackable</i> (10 year warranty) | 1 |
| Inverter | Inverter – 2400 W single phase pure sine, solar Controller – up to 4800 W (2 year warranty) | 1 |

***SPECIAL DISCOUNTED PRICE FOR CUSTOMERS WITH COUPONS FROM DEVELOPER - \$2,698**

Estimated average run time Lumeniere

Appliances



Hours

1 battery 1200 W, 1 inverter
2400 W, 2 solar panels 330 W
each

2 batteries 2400 W, 1 inverter
2400 W, 6 solar panels 330 W
each

13 hours

21 hours

10 hours

15 hours

10 hours

15 hours

9 hours

13 hours

TELIG REMOTE CONTROL BOARD

\$299

- Provides remote control through the inverSQL mobile app
- Tracks energy input and output from solar and grid
- Battery status information
- Load information
- Savings in watts and dollars



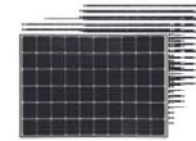
Tech Specs and Expansion

The system is expandable: one Lumeniere can support up to 6 panels, extra energy storage in increments of 1,200Wh

UP TO 6 PANELS

\$299 * 2

- 330W, up to 1500 VDC
- IP68 junction box for weather endurance
- Outstanding low irradiance performance 96%



STACKABLE BATTERIES

\$999 * 1

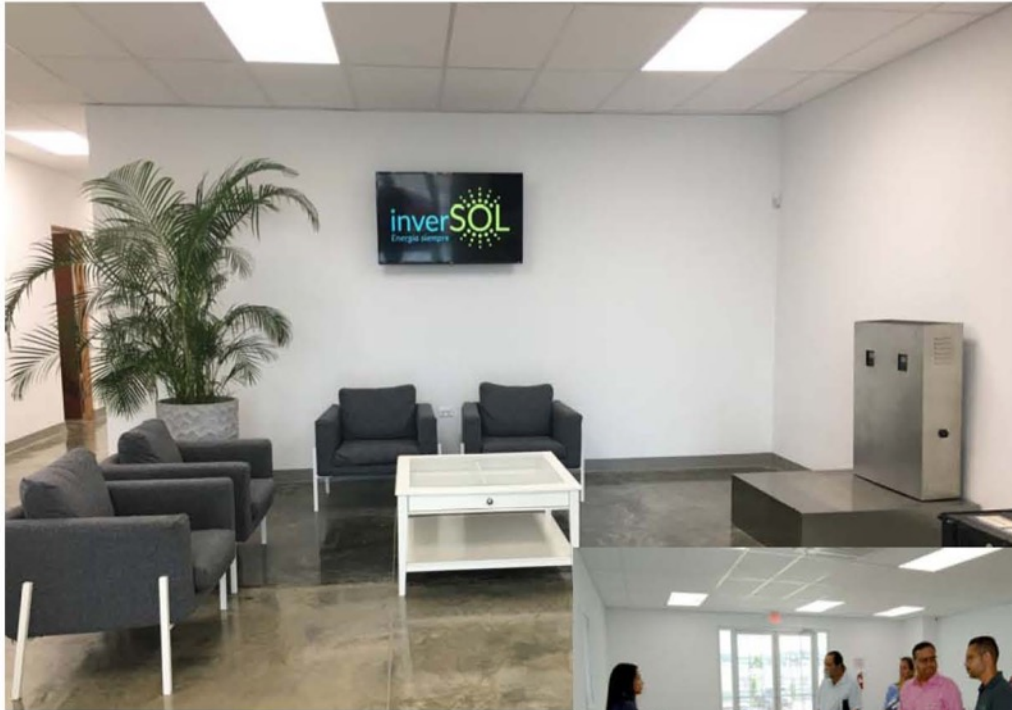
- High efficiency lithium NMC batteries
- Stainless steel enclosure
- Stackable in increments of 1200Wh



INVERTER / CONTROLLER

- Pure Sine Wave Output
- 2.4kw, 24 VDC
- Built-in MPPT solar charger





inverterSOL STORE LOCATION: 1 Ponce de Leon, Caguas, Puerto Rico 00725



Where to Buy

The Lumeniere system and its accessories for expansion are available for purchase at the inverterSOL store

| Component | Description | Price |
|--|---|----------------------|
| Standard Lumeniere whole house system | 2 Solar Panel 1 Battery 1 Inverter 1 double rack | \$2,698 (discounted) |
| Additional expansion accessories | | Price |
| Solar Panels (one system supports up to 6) | | 1 * \$299 |
| Battery (each battery capacity 1.2kW) | | 1 * \$299 |
| TELiG computing platform for remote monitoring and control | | \$299 |
| 4 rack system | | \$175.50 |

Energy cost estimated savings

| Estimated savings | Monthly expense of electricity without Lumeniere | Monthly expense of electricity with Lumeniere | |
|---------------------------------|--|---|----------------|
| Refrigerator 150 W | \$25.92 | \$0 | |
| Fan 80 W | \$13.68 | \$0 | |
| LED Lights 20 W | \$3.40 | \$0 | |
| Total savings | | | \$43.00 |
| | | | |
| *Base on kilowatt cost of \$.24 | | | |

| BEVERLY VILLE RESIDENTIAL DEVELOPMENT - BO. RIOS , GUAYNABO , PR -- PRELIMINARY TIMELINE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------|---------|----------|---|----|----|----|----------|----|----|----|---|---------|------|----|----|---|----------|----|----|---|----|-------|----|---|----|----|-------|---|---|----|----|-----|---|----|----|----|------|--|--|--|--|------|--------|-----------|---------|
| | | 2019 | | | | | | | | | | | | 2020 | | | | | | | | | | | | | | 2021 | | | | | | | | | | | | | | | | | | |
| | | October | November | | | | | December | | | | | January | | | | | February | | | | | March | | | | | April | | | | | May | | | | | June | | | | | July | August | September | October |
| | | | 1 | 8 | 15 | 22 | 29 | 6 | 13 | 20 | 27 | 3 | 10 | 17 | 24 | 31 | 7 | 14 | 21 | 28 | 6 | 13 | 20 | 27 | 3 | 10 | 17 | 24 | 1 | 8 | 15 | 22 | 29 | 5 | 12 | 19 | 26 | | | | | | | | | |
| RFP AWARD on 5/10/2019 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appraisal in Progress | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Response to SRI's (OGPE) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/23/2019 | AEE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | AAA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ACT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | DTOP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/7/2019 | CSP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10/17/2019 | JRTC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MAG | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental Evaluation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | DRNA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | JCA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Permit Consultation Submittal (Zoning) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | MAG | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Master Site & Phase I Design | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Urbanization and Construction Permit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Construction Start (Phase I) (18 Month) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Development Team

- **Development Team**
 - Municipality of Guaynabo
 - Integral Development LLC - Developer - (787)-475-6700
 - E-mail: alrizek@yahoo.com
- **Design Team**
 - **VRVS Arquitectos**
 - Victor R. Vega Sanabria, CAAPPR, AIA,
 - Tel: (787) 306-2705
 - E-mail: vrvsarquitectos@hotmail.com
 - **Consultants**
 - Julian Rivera Hernandez, PE - Civil
 - Luis R. Ramos Zayas, PE - Structural
 - Francisco Mate, PE - Mechanical
 - Ricardo Ortiz , PE - Electrical
 - Summa America Group, LTD- Project Management
 - Capital Plus Financial - Bank
 - SG Blocks Inc - General Contractors



Compelling Business Joint Venture



- Guaynabo City Co-Develops Social Interest Housing Development
 - Affordable Housing
 - CDBG-DR Permanent Relocation R3 Program
 - Families residing in Flood Zones
- Guaynabo City obtains 198 new residents to contribute to the finances by paying:
 - Taxes
 - IVU