



# Grande

RESIDENCES



BEACON, NEW YORK

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# OVERVIEW



The Grande Organization (TGO) is an integrated company specializing in residential and hotel development, educational facilities, sports management, and resort and destination real estate. Founded in 2006, the firm is headquartered in New York, with satellite offices strategically located in cities around the world. Select members of our team offer a powerful combination of sports and marketing acumen with the commitment and drive that led them to become some of the most influential athletes of this generation. Each brand operated by TGO strives toward supplying one or more aspects of healthful living.

Whether it is a fee-driven assignment, a private joint venture, or a public/private partnership, The Grande Organization strives to exceed clients' and partners' expectations. We deliver innovative solutions that meet the highest business standards, while providing economic and social returns on investments. We leverage proven business models alongside creative approaches to enhance asset values and accelerate sales, thereby providing long-term value to our investors, shareholders, partners, and clients. Furthermore, among other services, The Grande Organization's ability to maintain a continued presence in operations and asset management throughout the lifespan of a project has proven to be a valuable resource to our partners.

# GRANDE BRAND

The Grande Organization's brand portfolio is built upon a foundation of exceptional service, iconic design, enhanced amenities, sustainable features, and luxury. Our brands have been conceptualized to meet market needs and the predilections of our partners and investors. The Grande Organization's core interests include integrated real estate development and finance, technology, interior design and furnishing, community art, celebrity branding and marketing, wellness programs, education, club membership programs, and tax-advantaged investments. Innovative solutions combined with strong technical expertise and marketing acumen will allow us to exceed the expectations of our owners, guests, investors, and partners by positioning The Grande Organization as a leader in celebrity lifestyle hospitality and residential brands.

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# BEACON, NEW YORK

Beacon, New York is just 67 minutes north of New York City by train. Located on the eastern shore of the Hudson River with Mount Beacon as a backdrop, Beacon's proximity to numerous historic sites and large cities is an appeal for those seeking the amenities of a major metropolis but the charm of a small town. Visitors may also stroll along the quaint Main Street and enjoy a selection of galleries, cafes, and shops—including the renowned Dia:Beacon, a contemporary art museum. History buffs and architectural enthusiasts will enjoy the Victorian homes sprinkled throughout the community as well as the immediacy to Bannerman's Castle and West Point. Train service to New York City is available via the Beacon Train Station, served by Metro-North Railroad, making this a great choice for commuters or those seeking a weekend getaway.



# GRANDE RESIDENCES

Set on the banks of the Fishkill Creek, the historic Tioronda Estate property is formed from gentle valleys and green fields. It features a large Gothic Revival style mansion that was once the show home of a general from the American Civil War. The mansion is three stories high, with a basement, and incorporates two additions. This project is working to restore the grounds and establish the Grande Residences alongside the Grande Tennis Academy. Plans are underway to return the property to the height of luxury while also modernizing all facilities and incorporating a clubhouse, community center, offices, and classrooms.

The Grande Residences will feature 150 single-family contemporary luxury homes just an hour and a half north of New York City, complete with the amenities and accompanying services to provide for an extraordinary lifestyle. By means of the highest aesthetic and architectural standards, the Residences will boast spacious layouts, well-equipped kitchens, designer furnishings, and more.



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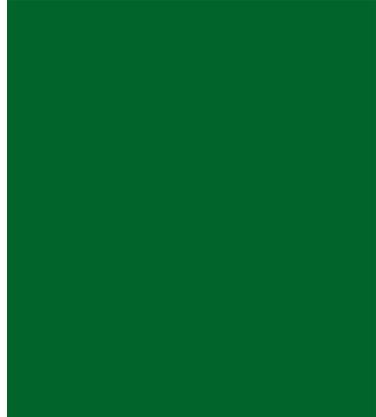
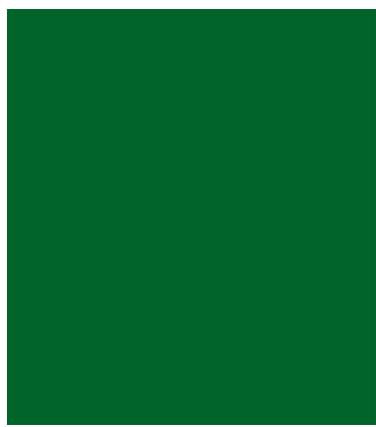
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# GRANDE RESIDENCES

Residents of the Grande community will enjoy elegantly appointed homes with all of the amenities of home ownership, yet with few of the responsibilities. The Grande Organization delivers management expertise and concierge services alongside the systems and support to ensure comfort and convenience. From luxuriant, manicured lawns to housekeeping and caretaker services, homeowners will be surrounded by lavish amenities.

Additionally, the Grande Residences will offer inspiring views of the lush countryside and give guests and residents an opportunity to experience a nearby town rich in history and culture. The historic grounds within the master-planned community will include the Grande Tennis Academy with 18 tennis courts, dormitories, classrooms, and a full-service spa and wellness center.





# GRANDE TENNIS ACADEMY

## **Get Trained. Get Educated. Get Inspired.**

The Grande Tennis Academy provides a world-class training program for youths and adults seeking a motivating environment specifically designed to help them reach their personal and professional tennis goals. Discipline, effort, and education serve as the cornerstone of the Academy's foundation.

Our program recognizes the importance of a well-rounded training strategy and seamlessly incorporates classroom and court training. Every element of the mental and emotional side of the game from mechanics to game strategy is incorporated. Recognizing that the key to a player's performance is peak physical fitness, GTA utilizes a mix of aerobic, anaerobic, strength, and agility training designed to improve speed, power, and endurance. From classroom to on-court practice and match play, athletes receive personalized and strategic development, including a detailed training plan overseen by our dedicated team of tennis professionals.

Playing surfaces at the Grande Tennis Academy in Beacon may include a mix of recreational courts such as hard, clay, rebound ace, red clay, and Wimbledon-style grass courts to help athletes train in a variety of settings. Players also have access to strength and conditioning tools in a state-of-the-art wellness complex. Superior coaching, cutting-edge facilities, and a proven training strategy all converge at the Grande Tennis Academy to ensure players are trained, educated, and ultimately inspired.



# GRANDE EXCELSIOR SCHOOL

Academy students join the Grande Excelsior School for a full-year high school education. This private, tuition-based school propagates an educational philosophy founded on academic excellence, athleticism, cultivation of leadership, and contemporary technological proficiency. While off the tennis court, students are engaged by their teachers and peers in academic instruction and discourse that builds career-focused skills atop a fully accredited college preparatory program at Beacon.



Classes are set in the historic Tioronda Estate, overlooking the tennis courts and green hills. Exotic trees imported from Asia and Europe complement the open fields and native flora on a campus fit for a university. The mansion's dormitory wing will serve as the home for 90 students in its 45 rooms. Boarders and day students are in close touch with the vibrant arts community through the city's galleries, museums, and events.



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