

At NESPO Developers, we're not just great builders. We're partners committed to adding value to your next project.

For more than 35 years, NESPO Developers has helped owners navigate the issues and enjoy the process of building. We not only deliver superior construction quality, but we put our clients first with ideas to save money, time and hassle

NESPO Developers creates beautiful office spaces tailored to your corporate needs—from design and furniture to wiring for internet lines, telephone systems, cable and light systems and structural restructuring. We take handle and care of it all. All you need to do is plug in your computer.

LUXURY CONDOS

NESPO Developers has created the most luxurious condos in New York City and beyond. We have completely transformed condemned and abandoned buildings on the verge of collapse structurally sound and lavishly, modern-designed condo spaces.

Mr. Ohana invests a tremendous amount of time, care, hands-on involvement and oversight in each project. He oversees his employees most of each day, to provide clients with the best possible service, and on a timely basis.

NESPO Developers is a New York-based construction company specializing in remodeling apartments to the most luxurious 21st century looks. Working throughout the 5 boroughs and beyond New York, we pride ourselves in delivering large and challenging projects on a timely, budget-friendly basis with unwavering honesty and integrity. We specialize in gut-rehab—complete internal transformation—and façade beautification of neglected battered buildings.

At NESPO Developers, our detailed and methodical approaches to planning translate into "no surprises" for our clients. Our dedicated team has successfully brought many diverse and challenging projects to completion over the past three decades. We work together with other professionals and our clients to provide high caliber service, professionalism and efficiency to every project.

ORGANIZATION.

NESPO Developers operates in a very proficient manner. Senior managers/supervisors and our construction company owner are involved from the onset of each project to assure the availability and allocation of proper resources at each stage of each project. District managers thoroughly review each estimate and contract, and have bottom-line responsibility for their respective district's overall financial performance.

SAFETY.

All employees at NESPO Developers are committed to performing in the safest manner possible and are consistent with good construction practices. Safety is a seminal and multi-faceted factor in almost every aspect of NESPO

Developers' work—including productivity, reputation, employee relations, and financial results. Our company goes to great lengths to ensure that safety always comes first.

'Our Leadership Team'

Mr. Richard Ohana is the seasoned CEO of Nespo Developers. After starting a business with his father in Canada in 1976, he relocated to New York in 1979. His passionate drive for development led him to start with a small project in Manhattan. With hard work and extraordinary vision, over the past 30 years he has extended his company dynamically to state-of-the-art and comprehensive development company that it is today. He thrives on getting very personally invested and involved in each stage of every project, providing daily on-sight oversight as a highly qualified leader, mentor and manager. The projects he finds most fulfilling are those saving condemned buildings deemed hopeless and metamorphing them into impressive, sought-after luxury ones.

Mr. Ohana has gathered a top-notch, in-house and comprehensive team of high-caliber of professionals including an architect, mechanical engineer, structural engineer and interior designer. Mr. Ohana and Mr. Joseph P. Spector, a premier architect in New York, are involved with initial planning stages to final touches. Hand-by-hand, they ascertain with care, rigor and precision that all jobs are done right according to the clients' vision and space's unique structural needs, aesthetic originality and safety standards. The entire team works closely with each other and each client to serve clients' needs with utmost care and highest standards of excellence.

"[Mr. Ohana's] have been maintained in an above satisfactory manner. His balances are solid and never appear on the overdraft report. Mr. Ohana does not have any outstanding loans or any open credit lines. Mr. Ohana is considered one of [our] preferred clients." - *Trudy Perlman, North Fork Bank.*

"Mr Ohana is a very valued costumer of our institution; for many years he maintains his business and personal accounts in an accurate manner. Mr. Ohana is well respected and his good credit with the bank is above question. [Nespo Developers] maintains high balance and [prestigious] account history. I assure you that Mr. Ohana is well qualified and he meets [the] banks expectations." - *Esther Azizov, The Berkshire Bank.*

"[Mr. Ohana has] always made payments reliably, in full and on time. [He's] one of our highly regarded. I can confidently recommend [Mr. Ohana] as a solid and reliable client." - *Felix Ezer, Island Plumbing & Heating Supply Corp.*

"Our relationship has grown with [Nespo Developers] and we consider them a key customer to whom we look forward to once again doing business with." - *Charles Castellano, Kamco Supply Corp.*

"Mr. Ohana of [Nespo Developers] has worked here with us at Renaissance Realty for a period of approximately seven years, in which he and his company completed eight projects each averaging close to two million dollars. Each project was created, designed, engineered and developed with extreme and masterful skill. Each project was concluded before the scheduled project time frame and was developed well under the budget allotted, while maintaing the highest level of quality craftsmanship and integrity. Mr. Ohana along with [Nespo Developers] has been a tremendous asset to our company and has my highest recommendation." - *Sam Kairy, Renaissance Realty.*

SERVICES

NESPO Developers specializes in complete internal and façade transformations. Our comprehensive, rigorous and aesthetically impressive projects encompass the complete process of refurbishing buildings. We are adept therein with over thirty-years of experience with re-engineering all utilities systems to gut rehab, historical façade restoring, and remodeling lobbies of both commercial and residential properties. Our company creates buildings with up-to forty

apartments, and even more. In sum, our services range from re-structuring, modernizing and beautifying apartments and office spaces throughout New York City and the United States.

OFFICE PROJECTS

NESPO Developers creates beautiful office spaces tailored to your corporate needs—from design and furniture to wiring for internet lines, telephone systems, cable and light systems and structural restructuring. We take handle and care of it all. All you need to do is plug in your computer.

RETAIL PROJECTS

Our forte in the commercial sphere is remodeling offices and retail stores in particular. Our clientele ranges from local businesses to nationally-recognized brand-name chains such as T-Mobile, Blockbuster, Rainbow and Jimmy Jazz—as shown here.



PROJECT PROFILES

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