

**SPECIALIZED** REAL  
ESTATE  
GROUP

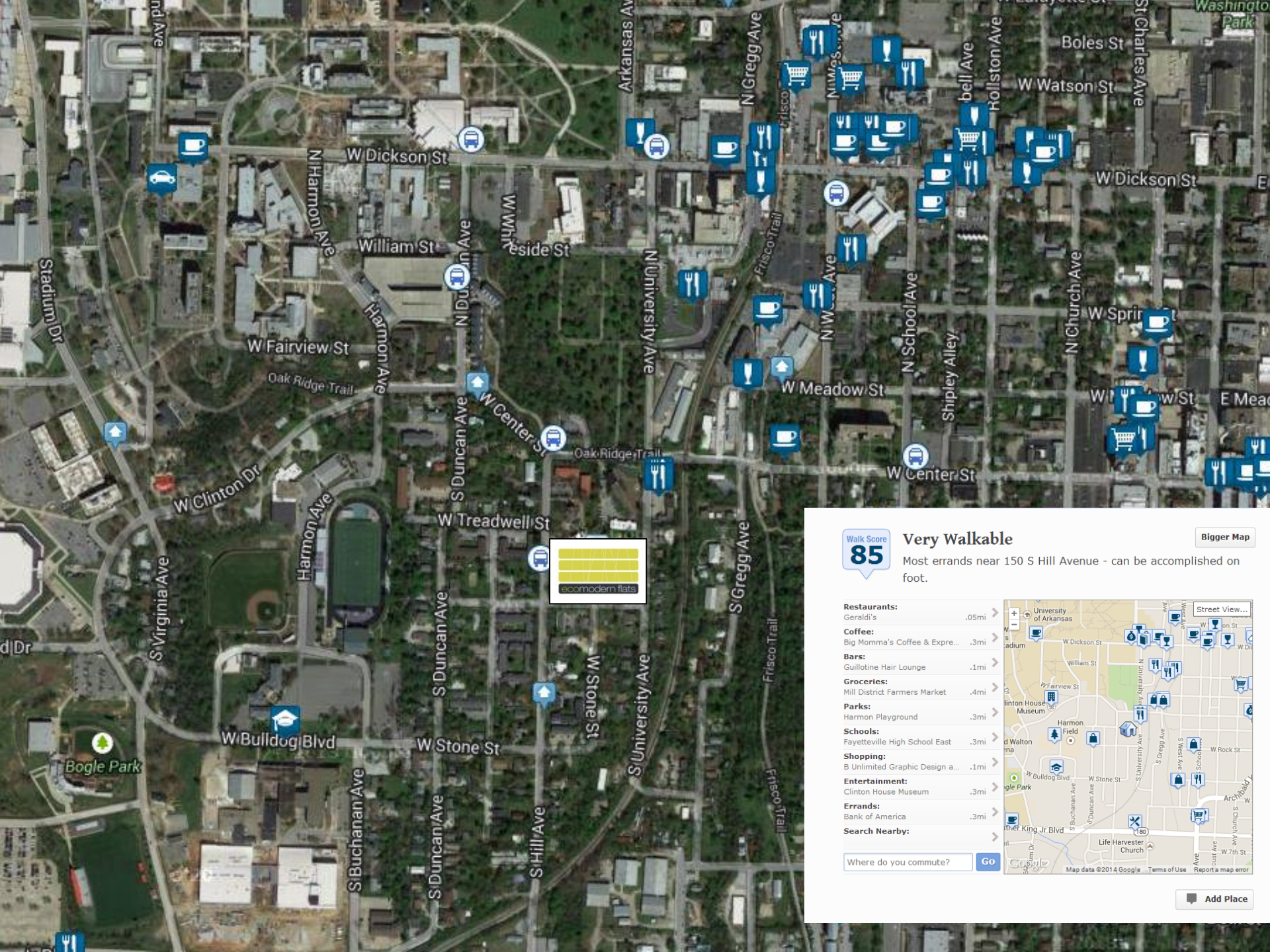


eco  
modern flats









Walk Score  
**85**

## Very Walkable

[Bigger Map](#)

Most errands near 150 S Hill Avenue - can be accomplished on foot.

### Restaurants:

Geraldi's .05mi

### Coffee:

Big Momma's Coffee & Expre... .3mi

### Bars:

Guillotine Hair Lounge .1mi

### Groceries:

Mill District Farmers Market .4mi

### Parks:

Harmon Playground .3mi

### Schools:

Payetteville High School East .3mi

### Shopping:

B Unlimited Graphic Design a... .1mi

### Entertainment:

Clinton House Museum .3mi

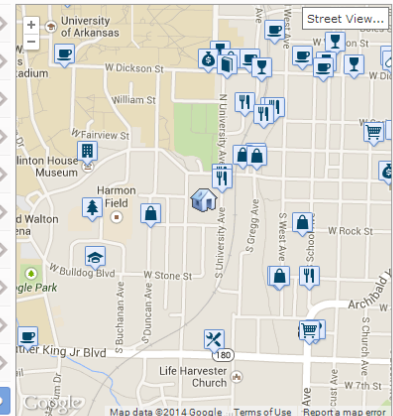
### Errands:

Bank of America .3mi

### Search Nearby:

Where do you commute?

[Go](#)

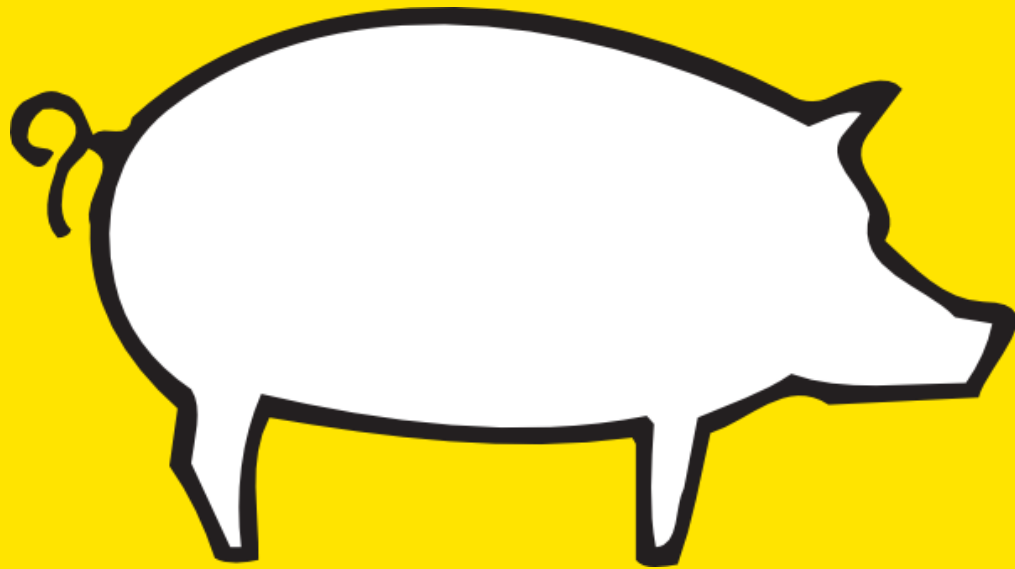


[Add Place](#)



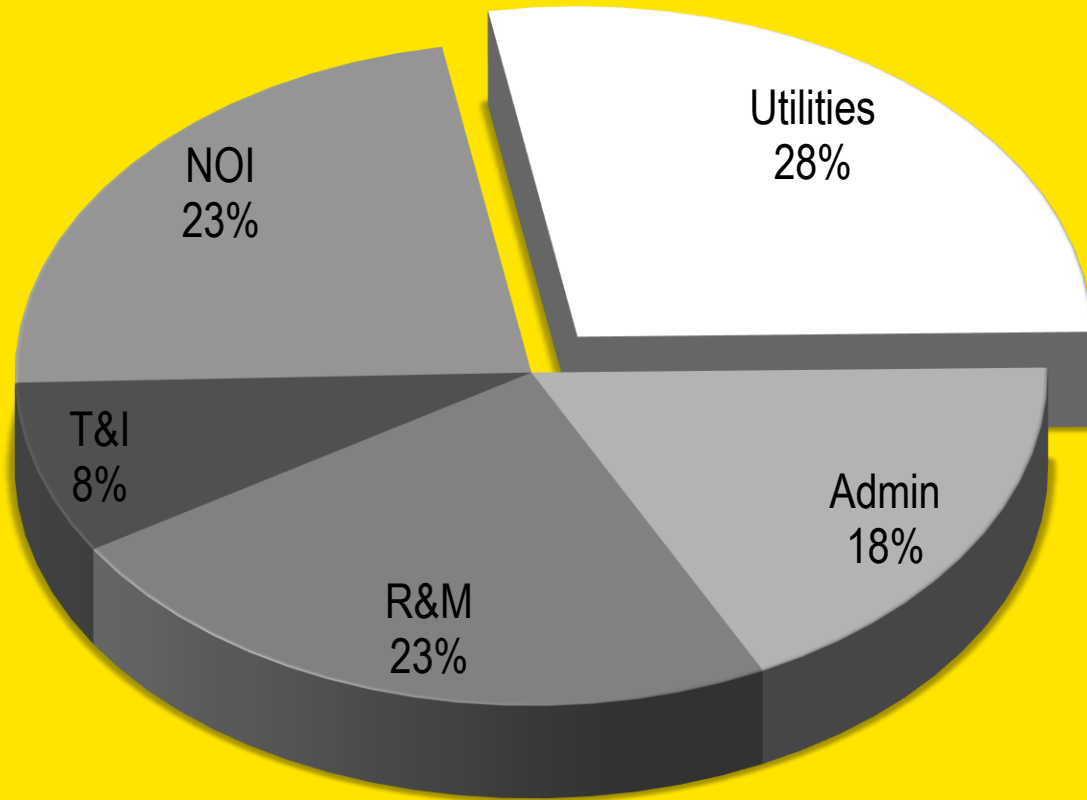
**CHALLENGE**

# energy hog



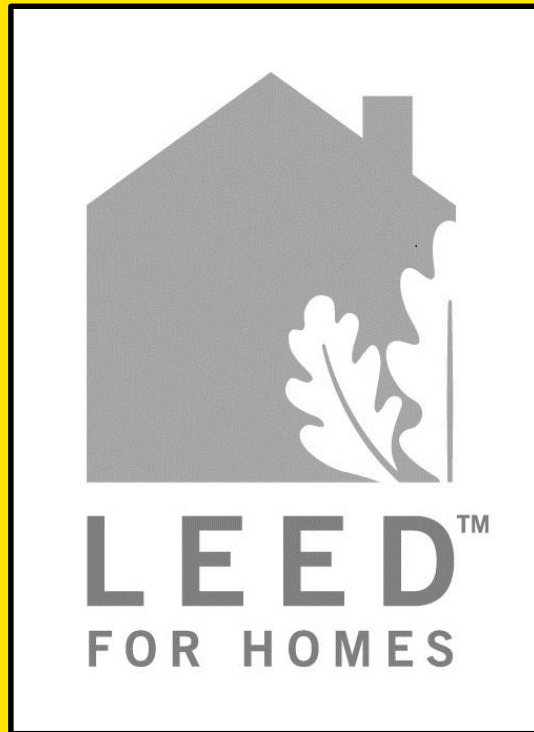


# eating all the profit



**HELP...**





**GREEN BUILDING**

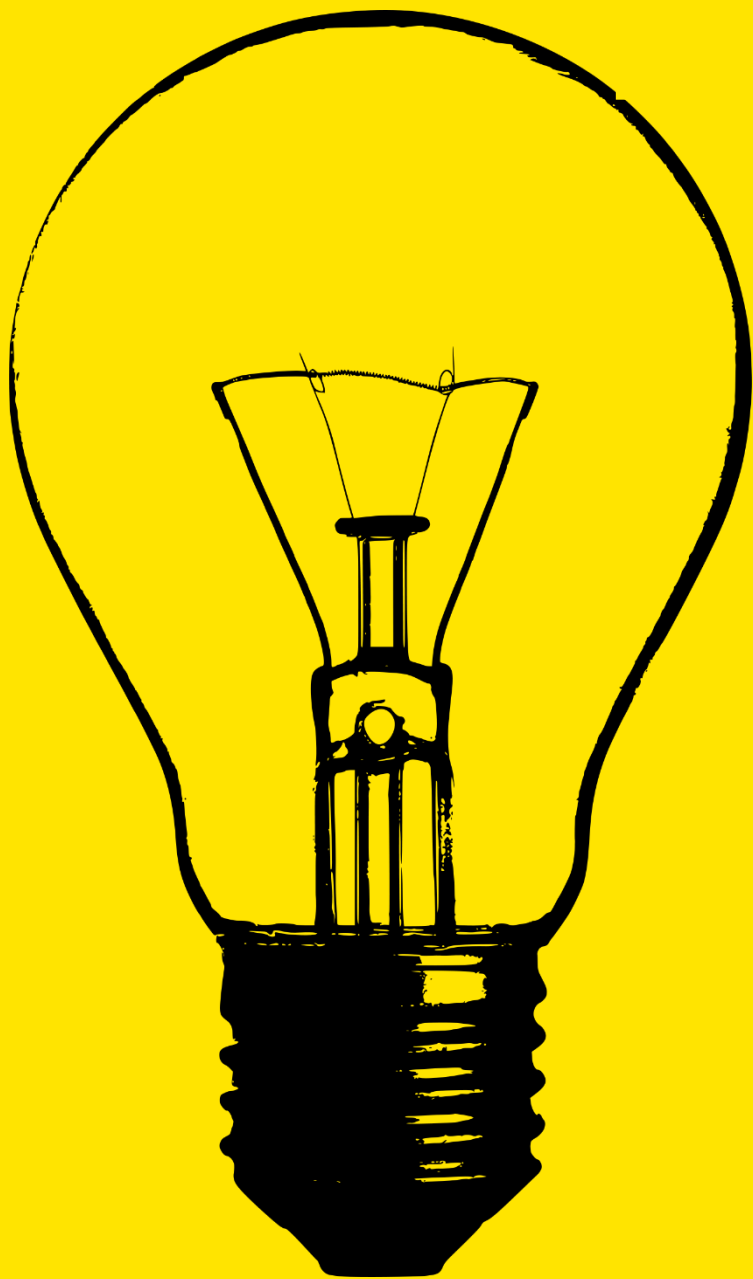




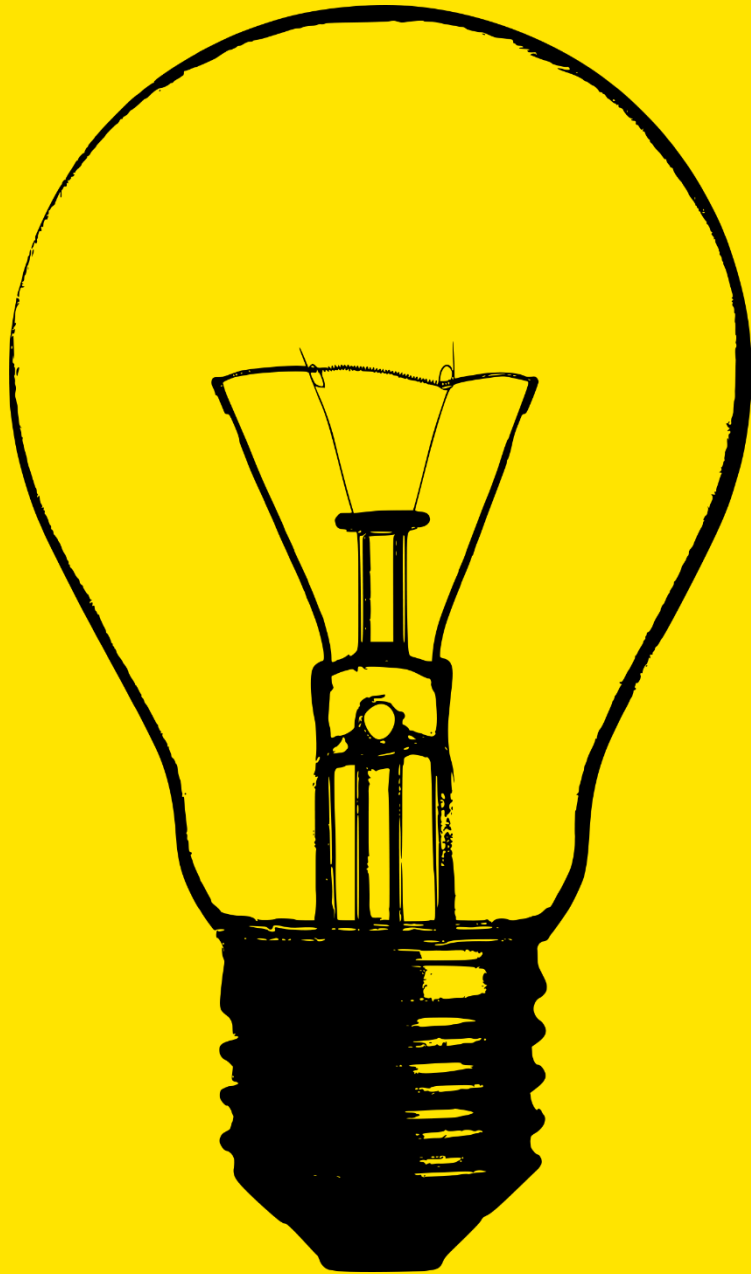
**HEALTHY BUILDING**

**allergies**

**asthma**







**people**

**planet**

**profit**









# sustainable features @ eco modern flats:

## community



- Central, walkable location
- Bike & walking trail access
- Bicycle storage
- Community courtyards
- Rooftop patios
- Innovative recycling program
- Public transit
- Locally-grown design and construction

## energy



- High efficiency heat & air
- Superior insulation
- Solar hot water
- Efficient lighting
- Low-e windows
- Reflective roof surfaces
- Locally sourced products
- Energy Star appliances.

## health



- No VOC paints
- Natural cleaning products
- Non-toxic building materials
- Large operable windows
- Community garden
- Smoke free property
- Allergy-reducing design
- Community activities

## land + water



- Infill (re)development
- Rainwater harvesting system
- Native, drought tolerant plants
- Dual-flush toilets
- Green roof
- Rain gardens
- Low-flow faucets
- Water-wise irrigation











# HOW?



**INDOOR**

**ENVIRONMENTAL**

**QUALITY**



**1. AIR**

**2. LIGHT**

**3. VIEWS**

**AIR**



**AIR**



# **NO-VOC**

**{volatile organic compounds}**

# **AIR**

**AIR**

**paints**

**stains**

**finishes**



**ductless mini-splits**

**fresh air vents**

**natural cleaning**

**AIR**







**LIGHT**

**natural light**

**LIGHT**







**indirect lighting**

**LIGHT**





















# VIEWS



# VIEWS

**new views**











# VIEWS

**re-created views**











# ACTIVE

















# FOOD













# CONNECTIONS





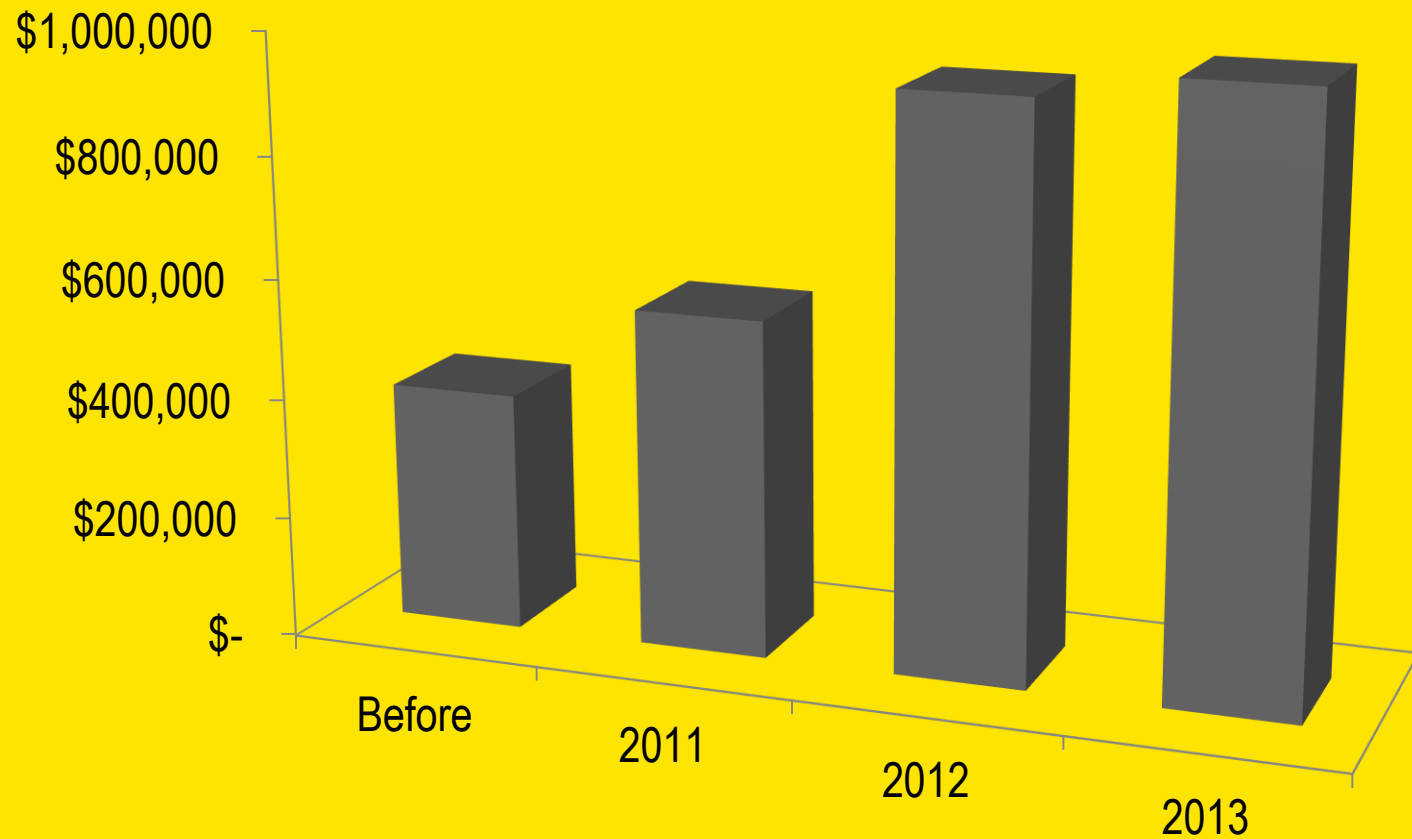




# RESULTS



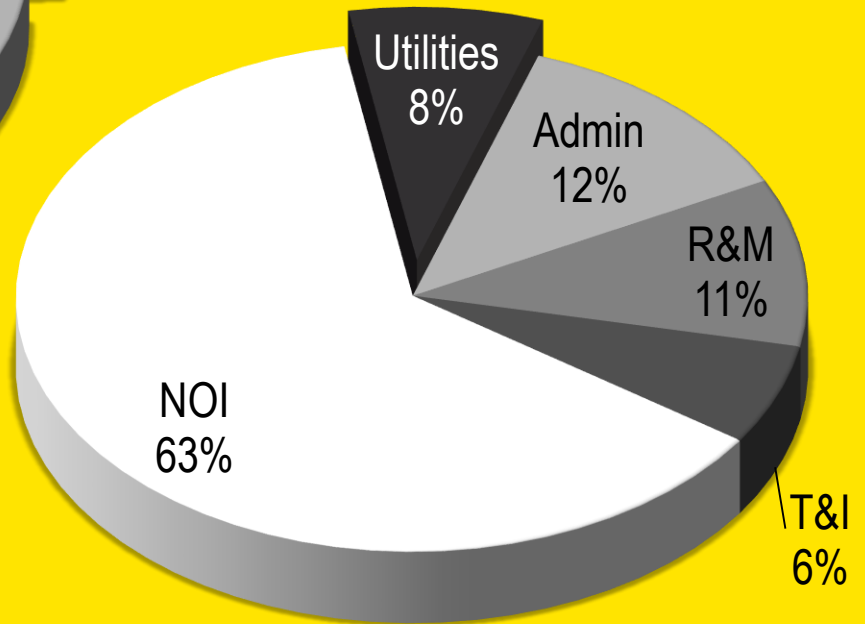
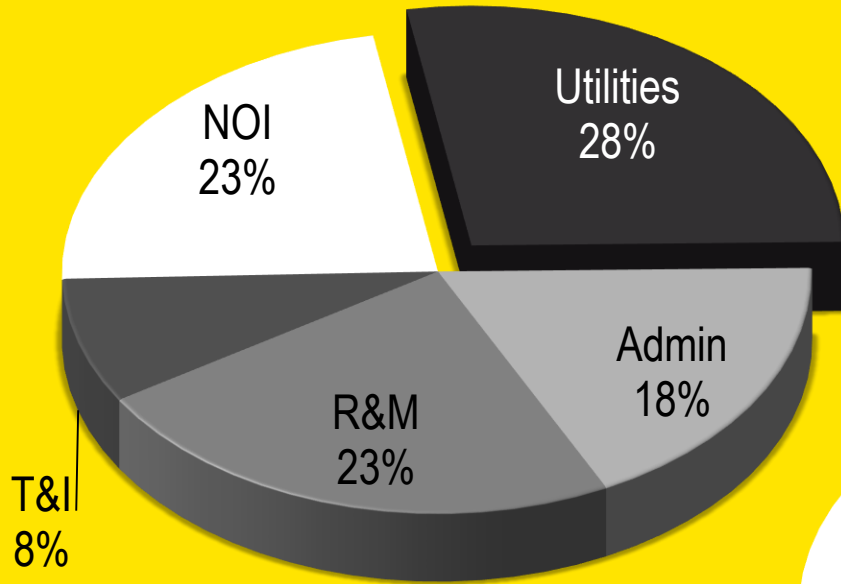
# income



**before**

# expenses

**after**





 25%

**OCCUPANCY**

 35%

**UTILITY COSTS**



**“Living at Eco has been great for my health. I’m able to be more active with fewer asthma attacks. I feel like I can breathe clean air and that I’m not being suffocated.”**

**-Kimberly, resident since 2011**

