

# Resource

Micro  
Co-Living  
Development



# WHAT'S BEHIND THIS WALL BED?



# ...PROFIT.

Resource Furniture Contract has a proven track record of partnerships that result in increased ROI, above-average sell-throughs and lease-ups, projects that make national news headlines, and an increased livability quotient for occupants.

With nearly 20 years of experience collaborating with architects, designers, builders, developers, and end-users, Resource Furniture brings a unique and unparalleled perspective to every project, from multi-family to single-family homes.

**So what is a square foot really worth?  
Let us help you find out.**

# WHO WE ARE

Meet Resource Furniture Contract, specializing in furnished real estate developments, hospitality projects, and micro-apartments.

As the largest and most comprehensive source of multifunctional furniture in North America, no one has their finger on the pulse of hyper-efficient space-planning and design more than we do. Our wide range of space-transforming solutions add measurable value to every project, large or small – maximizing functionality while maintaining the highest level of aesthetics and enhancing market appeal – *without increasing the footprint*.

In this rapidly changing real estate market, having an experienced partner like Resource Furniture on your team can make the difference between a successful project and a true home run.

Our products have been meticulously designed and manufactured in modern, European, state-of-the-art facilities by highly experienced craftspeople. Every product meets or exceeds all required environmental

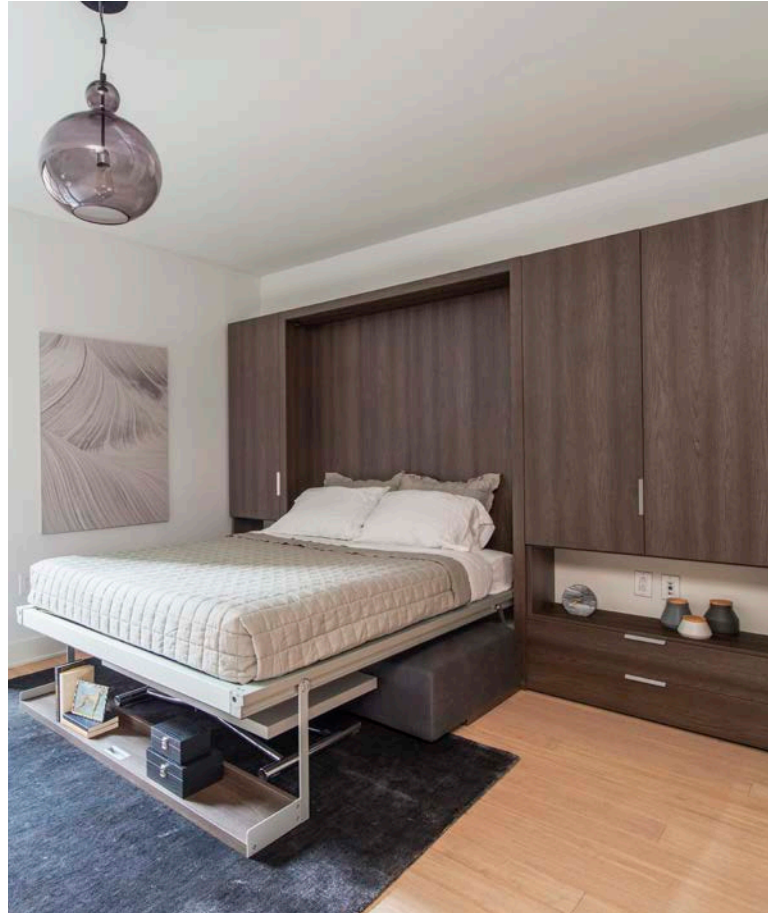
and safety standards and is built to last – and won't end up in a landfill in a few years.

Our products feature:

- A seven-year commercial warranty on all wall bed mechanisms
- Modular construction, which allows for the repair replacement of individual parts at a nominal cost
- VOC-free, water-based lacquers
- FSC-CoC certified, TSCA Title VI and CARB2 compliant materials
- Biodegradable, solvent-free mattresses

**Increase Marketability.  
Optimize Density.  
Maximize Yield.**





# CARMEL PLACE

New York's first micro-apartment development

**Developer:** Monadnock Development

**Architect:** nARCHITECTS

**Operator/Co-Living Program Manager:** Ollie

- Winner of the 2017 AIA Award for Architecture and *Fast Company's* Innovation by Design Award.
- Nine-story modular building with 55 studios ranging in size from 260-360 sq. ft.
- All furnished apartments feature Penelope Sofa queen-size sofa wall bed systems with built-in storage from Resource Furniture.
- Seven apartments occupied by formerly homeless veterans were fully furnished by Resource with a Penelope Sofa queen wall bed, transforming table, seating, and storage.

***“Resource Furniture’s transforming furniture allowed us to create thoughtfully designed micro-units that function like much larger spaces.”***

-Kirk Goodrich

*Director of Real Estate Development, Monadnock Development*





# WHAT WE DO

Starting with in-depth design and planning consultation, floor plan development, rendering support, warehousing, delivery, installation and follow-up services, our highly-experienced design and logistics teams will work with you throughout every stage to ensure that your project is on time, on budget, and on point.

Along with a full range of high-design, high-quality, space-maximizing products, we are uniquely positioned to provide professional end-to-end service, including:

- Consultation, design and space planning
- AutoCAD and rendering support
- Finish selection for our products
- Budget analysis and ROI projections
- Co-marketing opportunities

We also provide full logistics, including:

- Shipping, delivery, and warehousing
- Staging and installation
- Mattress and slipcover programs
- Ongoing support, including warranty services

It's never too early to start the space-maximizing conversation... and the sooner the better. Collaborating early in the development process allows for more opportunity to optimize resources, functionality and efficiency.

Resource Furniture Contract knows your market. We know what works and what doesn't. Call us to learn more.

**End-to-end support, from  
design to delivery and beyond.**





# YOTELPAD PARK CITY

Luxury compact homes, designed for globetrotters

**Developer:** Replay Destinations

- 144 furnished units offering studio, 2- and 3-bedroom rental Pads, located in the picturesque Canyons Village ski resort at Park City Mountain.
- Smart technology, concierge services, communal social spaces, and a host of multifunctional furniture provided by Resource.
- YotelPad furnishings include the Tango queen-size sofa wall bed, and Kali Duo Board, a bunk wall bed that features an integrated 7-foot desk.

***“The desire to own a vacation home is a dream for many people, but the cost of ownership is often prohibitive. Our goal is to bring affordability through innovation.”***

-Gary Raymond,  
Managing Director, Replay Destinations





# ALTA LIC

Long Island City's first ever co-living rental

**Developer:** Simon Baron/Quadrum Global/Ollie

**Architect:** Stephen B. Jacobs Group

- Over 40 stories with a mix of studios through 3-bedroom rentals.
- 14 floors operated by co-living firm Ollie, with 422 beds dedicated to all-inclusive co-living.
- Units feature the Penelope 2 Sofa and Swing sectional queen wall bed systems, the Genie transforming coffee-to-dining table, as well as closets, cabinets and media storage.

***“At Ollie, we eliminate dead space and, in our co-living suites, we purpose-build for sharing, which means our units generate more rent for each square foot provided”***

-Chris Bledsoe

*Co-Founder, Ollie*









# WHY IT MATTERS

Resource Furniture is deeply committed to the 100% satisfaction of our clients, the well-being and happiness of our employees, and the betterment of our communities and our earth.

## **SUSTAINABILITY**

Product components are made using ultra-high-tech manufacturing systems under the safest and most stringent, eco-friendly standards available. All products are TSCA Title VI and CARB2 compliant. New chipboard panels are made of renewable, controlled, tree-farmed wood and rated E1, featuring the highest quality of raw materials that allow for a 35% reduction of scraps while reducing consumption of energy.

## **PRODUCT QUALITY**

Poor quality products that fail within a short period of time and require replacement only add to our overtaxed landfills. We sell only the highest-quality products that are built to last; all made in modern, state-of-the-art european and domestic facilities by well-paid, experienced craftsmen in

accordance with the most exacting quality controls available in the world. In addition, our wall beds are modularly built, so individual elements can be repaired or replaced as needed.

## **SUPPORT OF CHARITABLE AND NON-PROFIT ORGANIZATIONS**

Resource Furniture is firmly committed to sponsoring, mentoring and supporting non-profit organizations and educational institutions and programs that focus on issues associated with housing, sustainability, and the ever-growing shift towards more efficient, flexible housing.

**The safest, strictest and most  
eco-friendly standards are used in  
the manufacturing of all products.**



## **EMPLOYEE HAPPINESS**

Our employees are our most valuable asset and everyone's contribution is appreciated and acknowledged. All employees work in safe, healthy environments, are paid competitive salaries and are offered complete benefits packages. Our core team of department leaders have been with the company for at least 10 years.

## **HUMAN RIGHTS**

In accordance with our strict standards on human rights, every company in our global supply chain treats their employees with fairness and dignity, and all products are manufactured in a country that has adopted and conforms to the International Bill of Human Rights.

# WEWORK/WELIVE

All-inclusive community living in NY and D.C.

**Developer:** WeWork/WeLive

**Architect:** ARExA Architects

- 20 floors of co-living space in Manhattan, NY and 200 units in Crystal City, near Washington D.C.
- Resource provided 294 wall bed systems for WeLive Crystal City and WeLive NYC.



***“WeLive makes it easy for tenants to commit by forgoing long-term leases, and it eases the transition by equipping every room with furniture”***

*-Fast Company Media*



# SELECT CLIENTS

## **ARCHITECTS/INTERIOR DESIGNERS**

Amy Lau Design  
Construct Architecture Studio  
Elias Interiors  
Eve Robinson Associates, Inc.  
Fox Architects  
Fox-Nahem Associates  
Garret Cord Werner Architects  
H. Allen Holmes, Inc.  
Hacin + Associates  
HOK  
James Rosen Design  
KA Design Group  
Kemble Interiors  
Laura Bohn Design Associates  
Marie Aiello Design Studio  
Pembroke & Ives Interior Design  
Perkins + Will  
Reddymade Design  
Robin Baron Design

Samuel Botero  
Spector Group  
Ted Moudis Associates  
Thierry W Despont Ltd  
Thom Filicia  
Victoria Hagan Interiors

## **REAL ESTATE DEVELOPMENT**

Akelius  
Bento Box  
Bronx Pro Group  
Cityspire Condominium  
Corcoran Sunshine  
Equity Residential  
Forest City  
MDG Design + Construction  
Monadnock/Carmel Place  
NMS Properties  
Quadrum Global  
Related

Replay Destinations  
Simon Baron Development  
Stage 3 Properties/Ollie  
The Durst Organization  
Weissman Equities, Ilc  
WeWork/WeLive

## **HOSPITALITY/CONTRACT**

Affinia Shelburne Hotel  
Arlo Hotel  
Denihan Hospitality Group  
Hard Rock Hotel  
Pepperdine University  
Soaring Eagle Casino & Resort  
The Marmara Park Avenue  
The Mirage Hotel And Casino  
Tilden Hotel  
Winnetu Oceanside Resort  
Yotel



The  
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DESIGN

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WALL STREET  
JOURNAL



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HUFFINGTON  
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CALIFORNIA HOME DESIGN

The  
Washington  
Post

Architizer™

Builder

METROPOLIS



ARCHITECT

NATIONAL PRESS

Resource | Micro  
Co-Living  
Development

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