

- **Details on current status of project**

- Currently Vacant Land - Majority of entitlement has been completed by the current owner. Current owner and project consultant have agreed to stay involved throughout the project to completion for continued synergy with both municipalities and prior bids & vendors.



**TRUMBULL**

- **Wetlands Approved**
- **Demolition Completed**
- **Sewer Approvals (Bridgeport & Trumbull)**
- **DOT Right of Way Approved**
  
- **Building Permit Pending**
- **Encroachment Permit Pending**

**MONROE**

- **Wetlands Approved**
- **Remediation Completed**
- **Retention Basins Completed**
  
- **Special Exemption Permit (SEP) Approved - pending ROA**
  
- **Building Permit Pending**

- **Drawings, Pictures & Renderings of project**

- Plans:  Plans
- Renderings:  Images

- **Sponsor Resume / Bio**

At New England Coastal, we believe real estate success starts with the people and the purpose behind the projects.

Our Connecticut-based firm specializes in Class-A multifamily and mixed-use development designed to address local housing needs, with a current focus on expanding affordable and attainable housing between Monroe and Trumbull.

Our mission is clear: deliver institutional-grade investments through disciplined execution, local expertise, and long-term alignment with investors.

Backed by the support of local authorities and grant programs, our mission is to deliver institutional-grade investments that strengthen communities while aligning investor capital with meaningful, measurable outcomes.

## Meet the Founders

### **Brian Barbosa — Partner, Acquisitions & Operations**

Brian Barbosa is an accomplished real estate investor, entrepreneur, and operator with more than a decade of experience across acquisitions, development, and portfolio management in Connecticut and the broader New England region.

Over his career, Brian has executed numerous value-driven transactions, structured complex financing strategies, and cultivated enduring relationships with lenders, investors, and municipalities. His analytical rigor and entrepreneurial vision anchor New England Coastal's investment platform—ensuring every project begins with disciplined underwriting and ends with strong, sustainable performance.

In 2015, Brian co-founded Glenstone, a vertically integrated real estate brokerage, management, construction, and lending firm that served investors across all eight Connecticut counties. Over the next decade, he helped scale Glenstone into a comprehensive statewide platform that provided hands-off investment solutions from acquisition through construction and disposition.

Personally, Brian has purchased and sold more than \$50 million in residential and commercial real estate, managed over 500 properties, and closed 350+ transactions—a track record that reflects his commitment to precision, integrity, and results. His deep understanding of local markets, combined with a hands-on approach to operations and financial analysis, allows him to identify undervalued opportunities and transform them into stabilized, income-producing assets.

At **New England Coastal**, Brian leads acquisitions, financial analysis, and portfolio operations. His leadership ensures each investment is backed by sound fundamentals, efficient execution, and aligned incentives—driving performance and long-term value for both investors and communities alike.

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### **Christopher DiPreta — Partner, Acquisitions & Management**

Christopher DiPreta is a seasoned real estate investor, developer, and asset management professional with a proven track record of success in **United** ground-up development, value-add repositioning, and portfolio management across the United States.

Over the course of his career, Christopher has been directly involved in more than 400 real estate transactions, encompassing multifamily, mixed-use, commercial, and specialized development projects. He currently oversees a portfolio exceeding \$50 million in owned and managed assets through his leadership at Glenstone Real Estate, DW Equity Partners, and DiPreta Properties.

Christopher's hands-on experience spans the full investment life cycle — from site selection, entitlement, and financial modeling to construction oversight, stabilization, and long-term asset performance. He has managed both ground-up developments and complex repositionings, coordinating multidisciplinary teams of architects, engineers, contractors, and municipal officials to bring large-scale projects from concept to completion. His disciplined approach to risk management, cost control, and schedule adherence has consistently resulted in on-time, on-budget delivery while safeguarding investor capital.

At The Union, a mixed-use development located on the Monroe–Trumbull town line, Christopher leads acquisitions, capital structuring, and project management. His leadership ensures the project is executed with precision and aligned with both community objectives and investor performance targets.

An engineer by training, Christopher brings a data-driven and analytical mindset to every project, emphasizing transparency, efficiency, and performance optimization. His ability to blend technical discipline with entrepreneurial execution allows him to identify undervalued opportunities and convert them into high-performing, income-producing assets.

Throughout his career, Christopher has earned a reputation for strategic insight, operational excellence, and investor trust—qualities that continue to drive the success of his projects nationwide. Under his direction, The Union embodies his development philosophy: identify opportunity, execute with precision, and deliver enduring value for investors and communities alike.

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## **Jack Moses — Partner, Construction & Development**

Jack directs all construction and development execution, from pre-construction planning through stabilization. Known for his hands-on leadership and precision in cost control,

scheduling, and quality assurance, he guarantees that every New England Coastal project meets the firm's standards for excellence.

His expertise transforms blueprints into lasting assets positioned for long-term success in operation and management. Jack Moses is the founder and principal of Moses Custom Builders, a premier construction and development firm based in Fairfield County, Connecticut. Jack began his career in construction in 2016, establishing a reputation for precision, reliability, and an unwavering commitment to craftsmanship.

What began as a small renovation company specializing in kitchen and bathroom remodels quickly evolved into a comprehensive construction enterprise. By 2018, Jack and his team had developed a unique expertise in structural stabilization and building restoration, taking on complex projects where homes were at risk of collapse and required advanced support and rebuilding methods. This technical experience laid the foundation for the company's disciplined approach to engineering, design, and long-term structural integrity. By 2022, Moses Custom Builders had grown into a full-scale residential and commercial construction firm, managing multi-million-dollar custom homes and large-scale remodels across Fairfield County. The firm now delivers complete ground-up new builds, full gut renovations, and high-end remodeling projects — averaging multiple major projects each year.

Jack's portfolio includes recent projects in Darien, Greenwich, Westport, and Fairfield, each recognized for superior quality, thoughtful design, and meticulous execution. His attention to detail and insistence on doing things the right way — without cutting corners — has earned him the trust of discerning clients and design professionals alike.

Today, under Jack's leadership, Moses Custom Builders continues to expand into the development and commercial construction sectors, applying the same high standards of craftsmanship, organization, and integrity to multi-unit residential and mixed-use projects — including the forthcoming Trumbull, Connecticut apartment development.

## General Contracting Team

The general contractor for this project is **Jack Moses of Moses Custom Builders**, who also serves as a sponsor and member of New England Coastal. In addition to retaining **Hans Schuurmans of HJS Projects** as a general project consultant, New England Coastal has engaged **Jim Himes** as Development Consultant to oversee the construction and execution phases.

**Jim Himes** is a veteran builder and developer with over 35 years of experience in residential, commercial, and municipal construction across Connecticut. As founder of

**Westport Modular Homes**, Jim built a reputation for combining the efficiency of modular construction with the craftsmanship and design standards of traditional building. Under his leadership, Westport Modular delivered multifamily residences, apartment complexes, and luxury modular homes throughout Fairfield County and beyond.

Alongside Westport Modular, Jim founded and operated **JMK Construction**, a full-service contracting firm specializing in excavation, drainage, grading, utilities, and foundation work. His deep experience in site preparation and infrastructure development gives him an exceptional understanding of ground-up construction logistics—critical to the success of large-scale developments like Trumbull.

Remarkably, Jim also served as **Fire Chief for the City of Norwalk** for over two decades. Balancing leadership in both construction and public safety, he developed unmatched expertise in fire prevention systems, building code compliance, and emergency response coordination.

Today, Jim's combined background in modular design, site development, and safety leadership makes him an invaluable partner in ensuring that New England Coastal's projects are executed with precision, accountability, and long-term structural integrity. His involvement sets a high benchmark for quality and responsible development across every project Moses Custom Builders and New England Coastal undertake.

## Our Approach

The strength of New England Coastal lies in integration and connection.

Our founders control every stage of the development process from acquisition, entitlement, construction, lease-up, and management, while working hand-in-hand with local municipalities to ensure alignment with community growth plans.

This structure delivers efficiency, transparency, and risk mitigation.

For investors, that means limited entitlement risk, strong municipal backing, and favorable debt leverage on both land and construction phases, all driving higher potential returns at refinance.

By combining local insight, community engagement, and disciplined underwriting, we build Connecticut projects that elevate neighborhoods and investment portfolios alike.