



PROJECTS CATALOG · 2026

Signature Developments

Completed and active luxury developments
across American gateway cities

WESTORIA CAPITAL ESTATES

Institutional American Real Estate · Established 1989

westoriacapital.com

INTRODUCTION

A portfolio shaped by American gateway cities.

This catalog presents the complete portfolio of Westoria Capital Estates — from delivered Manhattan and Miami landmarks to active waterfront, hospitality and mixed-use destinations under construction. Every project is developed to institutional specification and presented with full investment context for qualified investors, partners and international clients.

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PROJECT 01

Hudson Crown Residences

Manhattan, New York · Ultra Luxury Residential Towers



Completed

\$2.8M – \$18M

Delivered 2023

VISION

An architectural statement crowning the Hudson Yards skyline, designed in collaboration with internationally acclaimed studios to redefine vertical living in Manhattan.

Investment & Specifications

LOCATION	Manhattan, New York	PRICE RANGE	\$2.8M – \$18M
TYPE	Ultra Luxury Residential Towers	PRICE / SQFT	\$2,400 – \$5,900 / sqft
STATUS	Completed	YIELD PROJECTION	5.8% – 6.4% annual rental yield
DELIVERY	Delivered 2023	APPRECIATION	12% projected 3-yr appreciation
UNIT SIZES	850 – 6,400 sqft	PAYMENT PLAN	30/70 institutional plan available
INVENTORY	12 residences remaining		
UNIT MIX	1 BR · 2 BR · 3 BR · Penthouse		

FEATURES & AMENITIES

- ◆ Rooftop infinity deck
- ◆ Wellness center & spa
- ◆ Private cinema
- ◆ 24/7 concierge
- ◆ Valet parking
- ◆ Children's club

LOCATION & LANDMARKS

- ◆ Hudson Yards — 4 min
- ◆ Central Park — 12 min
- ◆ Times Square — 8 min
- ◆ Fifth Avenue — 6 min

MARKET POSITIONING

Hudson Crown Residences is positioned as an institutional-grade asset within the Manhattan, New York market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at \$2.8M – \$18M with a price per square foot of \$2,400 – \$5,900 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 5.8% – 6.4% annual rental yield
- ◆ Anticipated capital appreciation of 12% projected 3-yr appreciation
- ◆ Flexible payment structure: 30/70 institutional plan available
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 02

Pacific Mirage Residences

Miami, Florida · Luxury Waterfront Residences



Completed

\$1.9M – \$11M

Delivered 2022

VISION

A waterfront sanctuary on Biscayne Bay, blending Miami's hospitality energy with the discipline of institutional architecture.

Investment & Specifications

LOCATION	Miami, Florida	PRICE RANGE	\$1.9M – \$11M
TYPE	Luxury Waterfront Residences	PRICE / SQFT	\$1,850 – \$4,200 / sqft
STATUS	Completed	YIELD PROJECTION	6.2% – 7.1% annual rental yield
DELIVERY	Delivered 2022	APPRECIATION	14% projected 3-yr appreciation
UNIT SIZES	1,020 – 5,200 sqft	PAYMENT PLAN	25/75 plan available
INVENTORY	8 residences remaining		
UNIT MIX	1 BR · 2 BR · 3 BR · Sky Villa		

FEATURES & AMENITIES

- ◆ Private beach club
- ◆ Marina berths
- ◆ Infinity pools
- ◆ Wellness spa
- ◆ Concierge
- ◆ Yacht transfer

LOCATION & LANDMARKS

- ◆ South Beach — 6 min
- ◆ Brickell — 10 min
- ◆ Design District — 12 min
- ◆ MIA — 18 min

MARKET POSITIONING

Pacific Mirage Residences is positioned as an institutional-grade asset within the Miami, Florida market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at \$1.9M – \$11M with a price per square foot of \$1,850 – \$4,200 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 6.2% – 7.1% annual rental yield
- ◆ Anticipated capital appreciation of 14% projected 3-yr appreciation
- ◆ Flexible payment structure: 25/75 plan available
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 03

Beverly Crest Estates

Beverly Hills, California · Luxury Villas & Estates



Completed

\$6M – \$32M

Delivered 2024

VISION

Hillside estates carved into the Beverly canyons, offering complete privacy with uninterrupted views of the Los Angeles basin.

Investment & Specifications

LOCATION	Beverly Hills, California	PRICE RANGE	\$6M – \$32M
TYPE	Luxury Villas & Estates	PRICE / SQFT	\$2,700 – \$6,800 / sqft
STATUS	Completed	YIELD PROJECTION	4.8% – 5.5% annual rental yield
DELIVERY	Delivered 2024	APPRECIATION	15% projected 3-yr appreciation
UNIT SIZES	5,800 – 12,400 sqft	PAYMENT PLAN	Bespoke institutional terms
INVENTORY	4 estates remaining		
UNIT MIX	5 BR Villa · 6 BR Estate · Hillside Villa		

FEATURES & AMENITIES

- ◆ Private cinema
- ◆ Wine cellar
- ◆ Wellness suite
- ◆ Infinity pool
- ◆ Private gym
- ◆ Concierge

LOCATION & LANDMARKS

- ◆ Rodeo Drive — 8 min
- ◆ Sunset Strip — 6 min
- ◆ LAX — 28 min
- ◆ Bel Air — 10 min

MARKET POSITIONING

Beverly Crest Estates is positioned as an institutional-grade asset within the Beverly Hills, California market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at \$6M – \$32M with a price per square foot of \$2,700 – \$6,800 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 4.8% – 5.5% annual rental yield
- ◆ Anticipated capital appreciation of 15% projected 3-yr appreciation
- ◆ Flexible payment structure: Bespoke institutional terms
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 04

Skyline Riverfront Chicago

Chicago, Illinois · Mixed-Use Residential & Commercial



Completed

\$850K – \$5.2M

Delivered 2023

VISION

A complete urban quarter on the Chicago River — residences, offices and curated retail unified by an architectural promenade.

Investment & Specifications

LOCATION	Chicago, Illinois	PRICE RANGE	\$850K – \$5.2M
TYPE	Mixed-Use Residential & Commercial	PRICE / SQFT	\$980 – \$2,900 / sqft
		YIELD PROJECTION	6.8% – 7.6% annual rental yield
STATUS	Completed	APPRECIATION	11% projected 3-yr appreciation
DELIVERY	Delivered 2023	PAYMENT PLAN	20/80 institutional plan
UNIT SIZES	640 – 3,800 sqft		
INVENTORY	26 units remaining		
UNIT MIX	Studio · 1 BR · 2 BR · Office Suite · Penthouse		

FEATURES & AMENITIES

- ◆ Sky lounges
- ◆ Riverwalk access
- ◆ Executive club
- ◆ Retail boulevard
- ◆ Concierge
- ◆ Underground parking

LOCATION & LANDMARKS

- ◆ The Loop — 4 min
- ◆ Magnificent Mile — 7 min
- ◆ Navy Pier — 10 min
- ◆ O'Hare — 22 min

MARKET POSITIONING

Skyline Riverfront Chicago is positioned as an institutional-grade asset within the Chicago, Illinois market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at \$850K – \$5.2M with a price per square foot of \$980 – \$2,900 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 6.8% – 7.6% annual rental yield
- ◆ Anticipated capital appreciation of 11% projected 3-yr appreciation
- ◆ Flexible payment structure: 20/80 institutional plan
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 05

Empire Heights

Manhattan, New York · Luxury Residential Towers



Under Construction - 72%

From \$3.4M

Delivery Q4 2026

VISION

Twin towers crowned by sky gardens — a continuation of New York's vertical heritage with the discipline of contemporary engineering.

Investment & Specifications

LOCATION	Manhattan, New York	PRICE RANGE	From \$3.4M
TYPE	Luxury Residential Towers	PRICE / SQFT	\$2,900 – \$6,200 / sqft
STATUS	Under Construction · 72%	YIELD PROJECTION	6.0% – 6.8% projected yield
DELIVERY	Delivery Q4 2026	APPRECIATION	18% projected 3-yr appreciation
UNIT SIZES	920 – 7,200 sqft	PAYMENT PLAN	Construction-linked installments
INVENTORY	Pre-launch reservations open		
UNIT MIX	1 BR · 2 BR · 3 BR · Penthouse		

FEATURES & AMENITIES

- ◆ Twin sky lounges
- ◆ Rooftop pool
- ◆ Wellness club
- ◆ Concierge
- ◆ Smart-home suite
- ◆ Green terraces

LOCATION & LANDMARKS

- ◆ Empire State — 3 min
- ◆ Bryant Park — 5 min
- ◆ Grand Central — 6 min
- ◆ Fifth Avenue — 4 min

MARKET POSITIONING

Empire Heights is positioned as an institutional-grade asset within the Manhattan, New York market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at From \$3.4M with a price per square foot of \$2,900 – \$6,200 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 6.0% – 6.8% projected yield
- ◆ Anticipated capital appreciation of 18% projected 3-yr appreciation
- ◆ Flexible payment structure: Construction-linked installments
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 06

Azure Bay Resort

Miami Beach, Florida · Luxury Resort & Branded Residences



Under Construction - 58%

From \$2.1M

Delivery Q2 2027

VISION

A hospitality-led waterfront destination — operated to five-star standards with branded residences for long-term ownership.

Investment & Specifications

LOCATION	Miami Beach, Florida	PRICE RANGE	From \$2.1M
TYPE	Luxury Resort & Branded Residences	PRICE / SQFT	\$2,300 – \$5,400 / sqft
		YIELD PROJECTION	7.0% – 8.2% projected yield
STATUS	Under Construction · 58%	APPRECIATION	16% projected 3-yr appreciation
DELIVERY	Delivery Q2 2027	PAYMENT PLAN	Construction-linked plan, hospitality buyback
UNIT SIZES	1,180 – 5,800 sqft		
INVENTORY	Phase II reservations open		
UNIT MIX	Resort Suites · Waterfront Apartments · Penthouse Residences		

FEATURES & AMENITIES

- ◆ Beach club
- ◆ Marina
- ◆ Wellness retreat
- ◆ Infinity pool
- ◆ Hospitality concierge
- ◆ Spa

LOCATION & LANDMARKS

- ◆ Lincoln Road — 5 min
- ◆ Ocean Drive — 8 min
- ◆ Bal Harbour — 12 min
- ◆ MIA — 22 min

MARKET POSITIONING

Azure Bay Resort is positioned as an institutional-grade asset within the Miami Beach, Florida market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at From \$2.1M with a price per square foot of \$2,300 – \$5,400 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 7.0% – 8.2% projected yield
- ◆ Anticipated capital appreciation of 16% projected 3-yr appreciation
- ◆ Flexible payment structure: Construction-linked plan, hospitality buyback
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 07

Summit Business District

Dallas, Texas · Commercial & Administrative Complex



Under Construction - 76%

From \$980K

Delivery Q1 2026

VISION

Dallas's next institutional address — a Grade-A workplace district designed to serve the next generation of American enterprise.

Investment & Specifications

LOCATION	Dallas, Texas	PRICE RANGE	From \$980K
TYPE	Commercial & Administrative Complex	PRICE / SQFT	\$1,100 – \$2,700 / sqft
		YIELD PROJECTION	7.4% – 8.1% projected yield
STATUS	Under Construction · 76%	APPRECIATION	13% projected 3-yr appreciation
		PAYMENT PLAN	Institutional leasing structures
DELIVERY	Delivery Q1 2026		
UNIT SIZES	1,800 – 22,000 sqft		
INVENTORY	Floors available		
UNIT MIX	Office Suites · Executive Floors · Retail Spaces		

FEATURES & AMENITIES

- ◆ Executive lounges
- ◆ Innovation hub
- ◆ Retail boulevard
- ◆ Conference center
- ◆ Concierge
- ◆ Wellness floor

LOCATION & LANDMARKS

- ◆ Downtown Dallas — 5 min
- ◆ Klyde Warren Park — 4 min
- ◆ DFW — 24 min

MARKET POSITIONING

Summit Business District is positioned as an institutional-grade asset within the Dallas, Texas market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at From \$980K with a price per square foot of \$1,100 – \$2,700 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 7.4% – 8.1% projected yield
- ◆ Anticipated capital appreciation of 13% projected 3-yr appreciation
- ◆ Flexible payment structure: Institutional leasing structures
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 08

Golden Coast Residences

Los Angeles, California · Luxury Residential Community



Under Construction - 63%

From \$1.4M

Delivery Q3 2026

VISION

A Pacific-facing residential community shaped by California light, landscape and a commitment to long-term family living.

Investment & Specifications

LOCATION	Los Angeles, California	PRICE RANGE	From \$1.4M
TYPE	Luxury Residential Community	PRICE / SQFT	\$1,600 – \$3,800 / sqft
STATUS	Under Construction · 63%	YIELD PROJECTION	6.2% – 6.9% projected yield
DELIVERY	Delivery Q3 2026	APPRECIATION	14% projected 3-yr appreciation
UNIT SIZES	880 – 4,200 sqft	PAYMENT PLAN	Construction-linked installments
INVENTORY	Phase I selling		
UNIT MIX	Apartments · Duplex Units · Penthouses		

FEATURES & AMENITIES

- ◆ Wellness center
- ◆ Rooftop lounges
- ◆ Children's park
- ◆ Concierge
- ◆ Pools
- ◆ Smart-home systems

LOCATION & LANDMARKS

- ◆ Santa Monica — 12 min
- ◆ Beverly Hills — 18 min
- ◆ LAX — 16 min
- ◆ DTLA — 22 min

MARKET POSITIONING

Golden Coast Residences is positioned as an institutional-grade asset within the Los Angeles, California market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at From \$1.4M with a price per square foot of \$1,600 – \$3,800 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 6.2% – 6.9% projected yield
- ◆ Anticipated capital appreciation of 14% projected 3-yr appreciation
- ◆ Flexible payment structure: Construction-linked installments
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

PROJECT 09

Harborline Residences

Seattle, Washington · Luxury Waterfront Development



Under Construction - 54%

From \$1.1M

Delivery Q4 2027

VISION

A waterfront chapter in Seattle's evolving skyline — hospitality-grade amenities anchored by the rhythm of the harbor.

Investment & Specifications

LOCATION	Seattle, Washington	PRICE RANGE	From \$1.1M
TYPE	Luxury Waterfront Development	PRICE / SQFT	\$1,350 – \$3,100 / sqft
STATUS	Under Construction · 54%	YIELD PROJECTION	6.5% – 7.2% projected yield
DELIVERY	Delivery Q4 2027	APPRECIATION	12% projected 3-yr appreciation
UNIT SIZES	780 – 3,900 sqft	PAYMENT PLAN	Construction-linked plan
INVENTORY	Phase I open		
UNIT MIX	Waterfront Apartments · Suites · Penthouses		

FEATURES & AMENITIES

- ◆ Marina access
- ◆ Wellness spa
- ◆ Rooftop lounges
- ◆ Concierge
- ◆ Boat club
- ◆ Smart-home suite

LOCATION & LANDMARKS

- ◆ Pike Place — 6 min
- ◆ Downtown Seattle — 4 min
- ◆ SeaTac — 18 min

MARKET POSITIONING

Harborline Residences is positioned as an institutional-grade asset within the Seattle, Washington market — developed for residents and investors who require architectural distinction, hospitality-grade operations and the governance of an institutional sponsor. The asset is priced at From \$1.1M with a price per square foot of \$1,350 – \$3,100 / sqft, offering a competitive entry point relative to comparable luxury inventory in the submarket.

INVESTMENT ADVANTAGES

- ◆ Projected rental yield of 6.5% – 7.2% projected yield
- ◆ Anticipated capital appreciation of 12% projected 3-yr appreciation
- ◆ Flexible payment structure: Construction-linked plan
- ◆ Institutional sponsor with SPV-aligned investor structure
- ◆ Hospitality-grade operations across the asset lifecycle

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