



American Sign Language enrichment for babies through to school aged children; A premium developmental amenity for residential properties.

Bridging early development, communication, and inclusive enrichment.

Babble ASL is a premium, ASD-informed pedagogical early-years amenity for young families.

Transform underutilized amenity areas into graduate-led on-site programming; embedding our in-residence American Sign Language Enrichment to your residential spaces creates high-yield "third-space" assets accelerating the corporate focus.

Tandem NYC Mayor Mamdani's Special Education program Babble ASL advances metropolitan health sciences talent with inclusive linguistic programming holden the autistic spectrum and early years populations.

Empowering community affairs through private partnership, Babble ASL serves New York's diverse communities through multidisciplinary accessible, inclusive, and informed family advocacy.

Interdisciplinary Methodology & Pedadagogy

Musical Integration

Interactive Movement
Language Retention
Social Play

Baby & Toddler Sign Language

Learning & Enrichment
Childhood Development
Expressive Language

ASD-Inclusive Programming

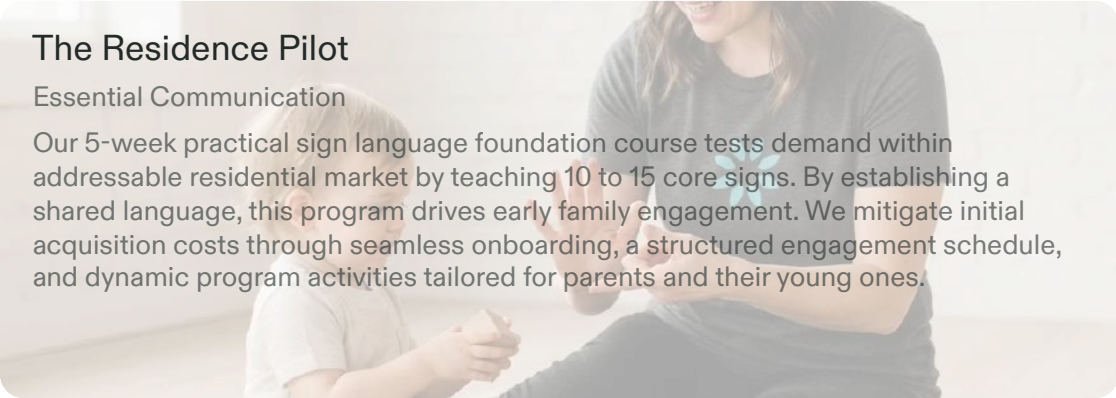
Clinical Milestones
Behavioral Therapy
Neurodivergence

Graduate Externs

M.D., Doctor of Medicine
M.S., Speech Language Pathology
M.P.H., Masters of Public Health
M.S.W., Masters of Social Work
PsyD, Doctor of Psychology

Field of Interest

UPK Universal PreKindergarten
New York Public Library System



The Residence Pilot

Essential Communication

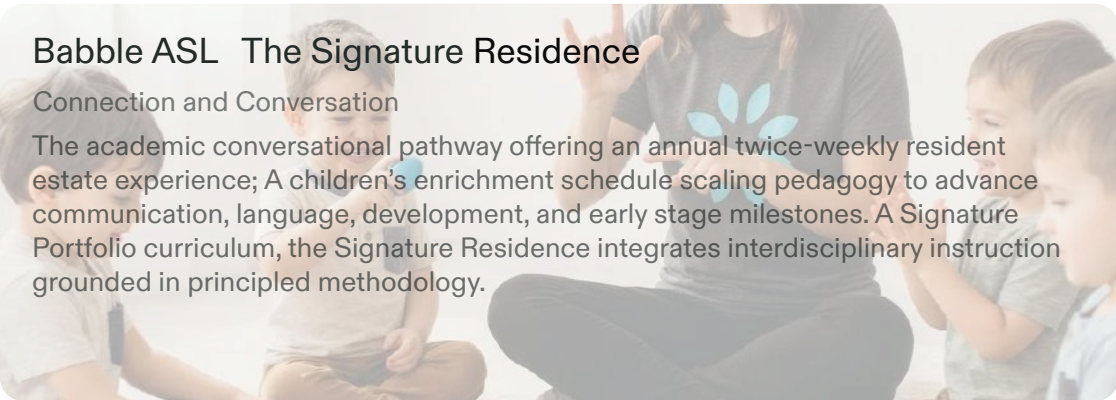
Our 5-week practical sign language foundation course tests demand within addressable residential market by teaching 10 to 15 core signs. By establishing a shared language, this program drives early family engagement. We mitigate initial acquisition costs through seamless onboarding, a structured engagement schedule, and dynamic program activities tailored for parents and their young ones.



Babble ASL The Modern Family Residence

Everyday Exploration and Designing the World

Our curriculum of intermediate functional signs and advanced descriptive signs expands community vocabulary into a familiar fluency. Beyond the isolated vocabulary instruction our Modern Family Curriculum tempers toddlers expectant woes with 30+ functional signs as effective communication training. As a neurodivergent intervention, FTC is conscious of baby's autonomy and independence.



Babble ASL The Signature Residence

Connection and Conversation

The academic conversational pathway offering an annual twice-weekly resident estate experience; A children's enrichment schedule scaling pedagogy to advance communication, language, development, and early stage milestones. A Signature Portfolio curriculum, the Signature Residence integrates interdisciplinary instruction grounded in principled methodology.

“Private partnerships advance public initiatives,
empowering New York’s diverse communities
through accessible, informed, and inclusive
community engagements.”

Founder of Babble





Key features

The Residence Estate Experience

Experience is increasingly being treated as the strategic multifamily differentiator, and operators are responding with more personalized, experience-based programming in addition to physical amenities.

Leasing Differentiation

Resident wellness and leisure advances toward academic engagement and instruction.

Residence Experience

A sophisticated brand commitment to family wellness and inclusion.

Portfolio Consistency

Signature residences centralize program standards across multiple assets.

Amenity Utilization

Underutilized common square footage turns into premium, marketable wellness hubs and education centers on-residence.



Velocity

Preceptive of Gowanus as the family neighborhood of choice for modern urban parents, effectively redefining Brooklyn's modern residential landscape, Babble ASL serves as the centerpiece of neighborhood establishing it as the premier family estate in the area and significantly shortening time-to-lease for two-bedroom units and family floors.

On-Residence Amenity Premium

A Side-by-Side Category Differentiator



Retention

By anchoring to the community, your Residence introduces Babble ASL as the ultimate retention driver—positioning the Residence as a long-term family estate securing multi-year renewals for two-bedroom units and family floors. By positioning the Residence as an indispensable family estate, we foster a deep loyalty across the portfolio elevating lifetime value, translated directly into high renewal rates and occupancy stability for the highest-value inventory.

01

Leasing Premium

Expected Leasing Revenue =
(Total Units x ARPU x Lease Term) x Amenity **\$200-\$500 MRR**

02

Property Sales

Expected Gross Revenue =
(Base Expected Revenue x **10-30% Amenity Premium**) x Probability of Realization %

03

Serviced Lease Formula

Amenity Value =
Units Sold x (**Luxury Ann. Return Per Unit** – Avg Revenue Per Unit)

432K

Total Annualized Fee Revenue (adj. ARPU)

Nomitive \$360 recurring premium across 100 avg eligible 2BR+ family residences

30%

Comprehensive Luxury Amenities

An optimal 35% aggregate value premium over comparable condominium units without the amenity offering.

10:1

Luxury Amenity Stack Premium

Rental premiums covers new baseline costs in excess of standard 3:1 ratio by 10x for mixed tenancy

43.7^{REC}_{PPSF}

Recreation as a Rent Driver

Across markets, the Uniqueness multiplier competes not against replicable price and floor plans, but leverage within competitive landscape.

52.5M

Premium Lifestyle Price Multipliers

Trophy amenities commanding lifestyle stack control estate tier positioning of up toward 35% in new avg. 100 unit development.



**New York Public Library
System**

Direct community enrichment programs embedded in New York's most diverse communities—gathering over 100 nationalities—with competencies familiar health inequities and pedagogical challenges.





Babble ASL is defining the modern thirdspace for
New York's and New Jersey's young families.



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