



ADAGIO
creative studios

A Creative Oasis in Puerto Rico

VISION & CONCEPT GUIDE

INTENT & STATUS

INTENT

- *Seeking local & national partnerships in creative and music industries.*
 - *Seeking local JV development partner.*
- *Seeking feedback from creative & music industry professionals.*

STATUS

- *Concept Phase*
- *Prospective Property identified. Target closing Q4 2025*
 - *Target Phase 1 opening - Q4 2026*



Prospective Property - Luquillo, Puerto Rico

VISION

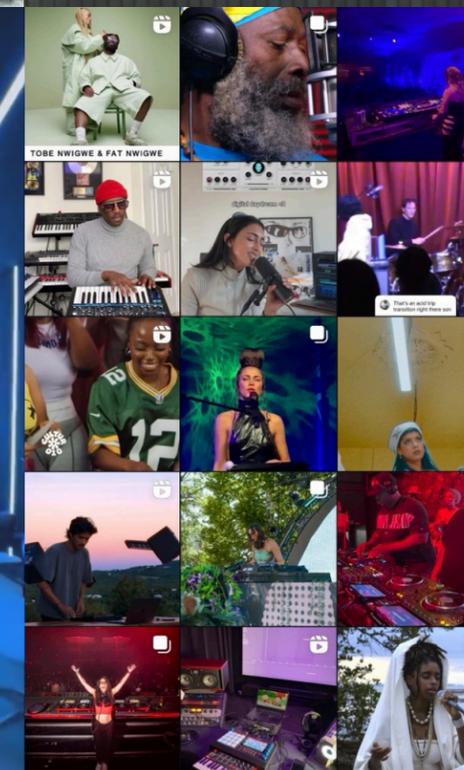
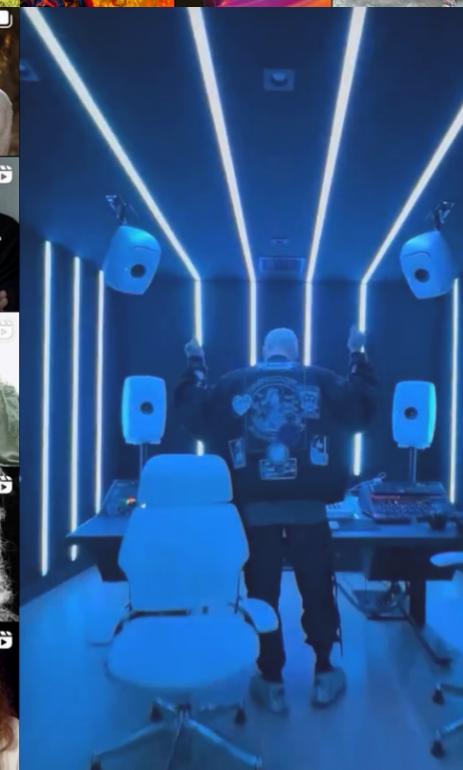
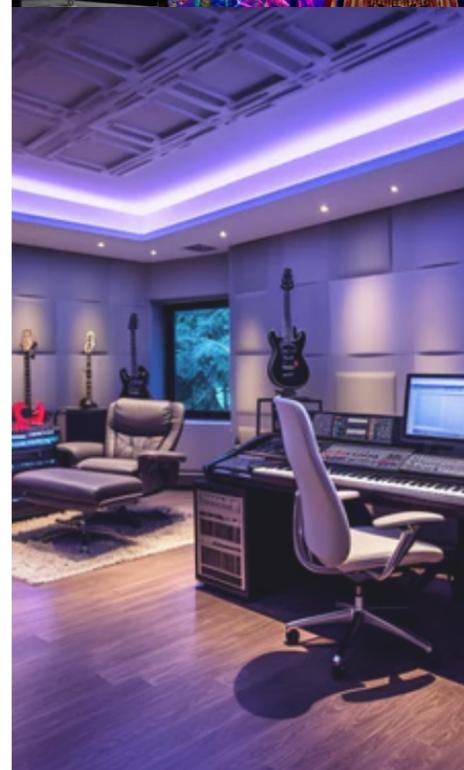
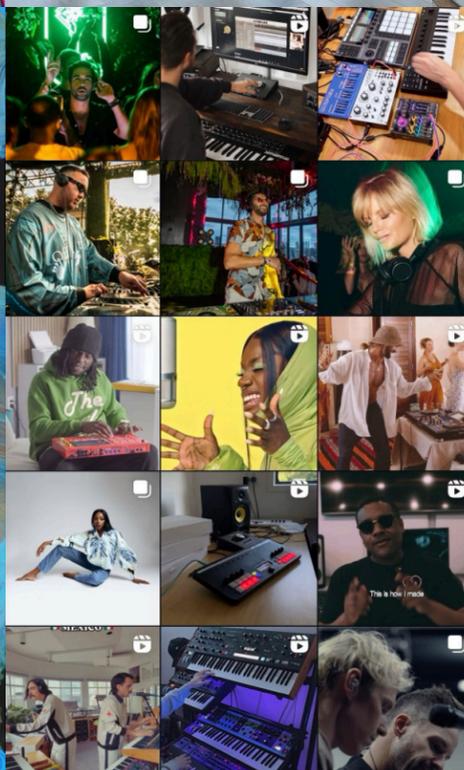
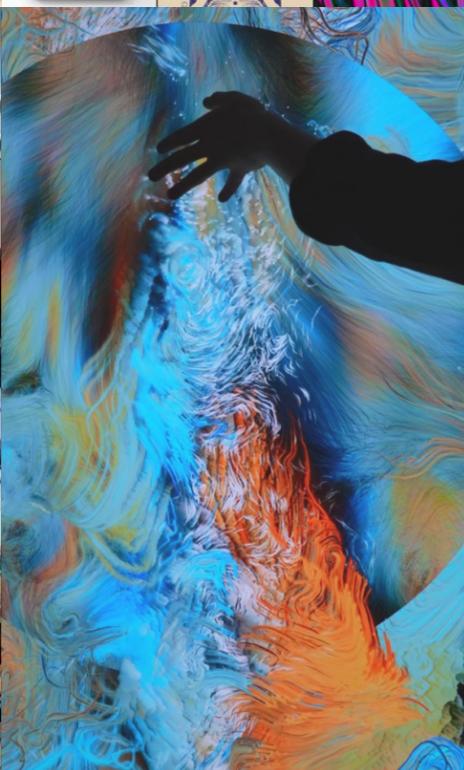
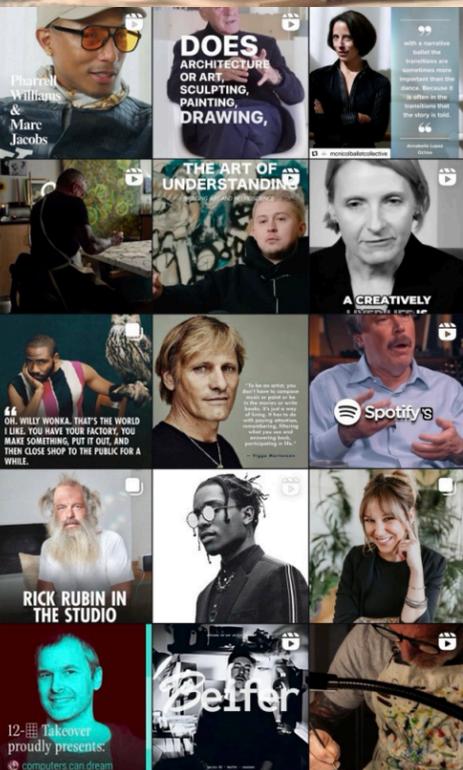
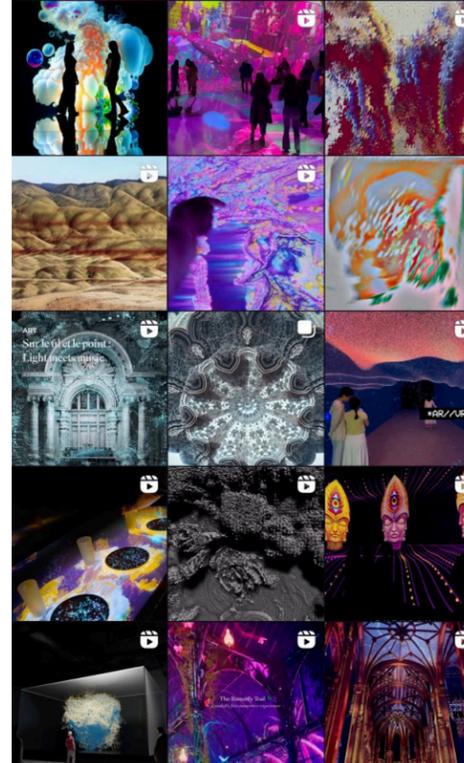
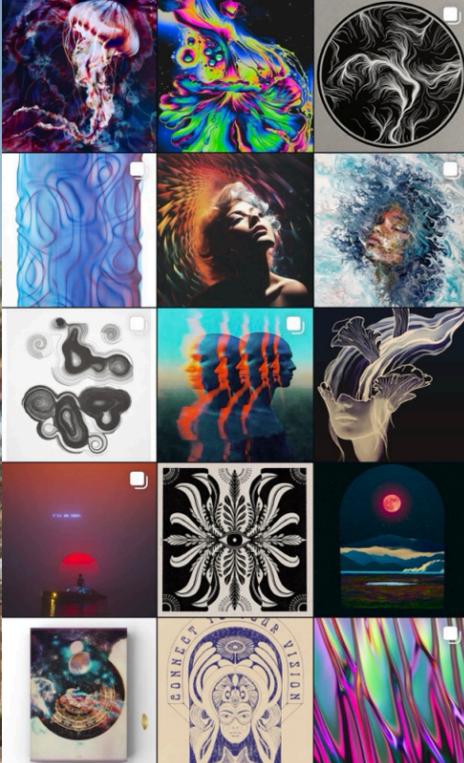
Adagio

“from adagio ‘at ease’ performed in slow tempo.”

Adagio Creative Studios is a creative resort, retreat and collective for ALL musicians, artists, and creatives.

The 6+ acre destination retreat is a creative oasis where guests can **slow their tempo & reconnect with mind, body, & soul.**

In addition to self-led retreats, Adagio Creative Studios offers curated creative coaching retreats that are thoughtfully designed to **remove creative blocks, allow for creative flow state, and foster collaboration.**





PROBLEM | OPPORTUNITY

Limited-to-no supply for music studio destination retreats that are accessible and affordable for average income, rising & independent musicians.

Music studio retreats in the Caribbean are very costly (\$3k-\$15k per night) and only cater to well established/high-earning musicians, therefore outpricing the majority of musicians within the U.S. and Caribbean.

Limited-to-no supply for creative destination retreats that tailor to non-musicians [artists and all creatives].

The existing supply of Caribbean music studio retreats only targets musicians, excluding other artists and creatives.

Limited-to-no supply for music studio and creative destination retreats that provide experiential hospitality options (coaching, collaboration, collective).

Puerto Rico is a thriving cultural hub for music and art, yet there is no supply of boutique experiential hospitality that focuses on music, art & creativity.

Limited to no supply of hospitality projects in PR that also target the local market and open their doors to the community.

PROJECT OVERVIEW

WHERE

CARIBBEAN:
PUERTO RICO

WITHIN 1HR
FROM SAN JUAN
AIRPORT

EASTERN
REGION:
PROXIMITY TO
NATURAL &
LOCAL AMENITIES

6+
ACRES
OF RAW
LAND

LUSH
NATURAL
ENVIRONMENT

WHAT (PHYSICAL)

BOUTIQUE
MICRO RESORT
5-10 CASITAS (VILLAS)

+

3-5
CREATIVE
STUDIOS
(MUSIC &
DIGITAL ART)

+

SHARED
AMENITIES

WHAT (EXPERIENTIAL)

SELF-GUIDED

CREATIVE
RETREATS

CURATED

WHO

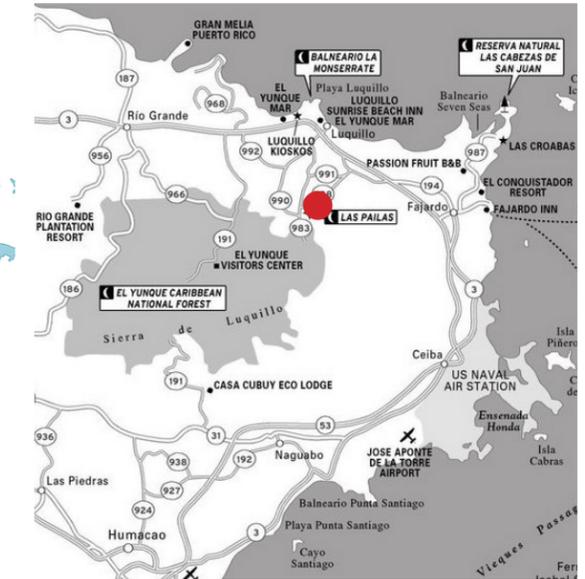
- Music Industry Professionals
 - Musicians
 - Artists
 - Singers
 - Producers
 - DJs
 - Composers
 - Writers
- Digital artists
- Photographers
- Filmographers
- Artists
- Creatives
- Visual DJs

LOCATION

GEOGRAPHIC REGION: CARIBBEAN

LOCATION: PUERTO RICO

SUBMARKET: EASTERN REGION



PUERTO RICO STRATEGIC ADVANTAGES

LOCAL ATTRIBUTES

- Puerto Rico has a rich culture, one that is deeply rooted in music, dance & art.
- Puerto Rico is considered by many to be an underrated powerhouse in the music industry and is home to substantial amount of local talent in the music, dance & art industry.

EASE OF ACCESS

- U.S. Territory - No passport required for U.S. citizens
- Cost effective direct flight options from major U.S. cities offered by 7 major airlines into SJU (San Juan).

INCENTIVES

- Act 60 Tourism Incentives
 - 30-40% Tax Credit for Tourism Projects
 - Property Tax, Income Tax & Distribution Incentives
- Opportunity Zone Incentives

- Prospective Property (red)
- Located less than 1 hour from San Juan Airport
- Regional Attractions:
 - El Yunque National Rain Forest
 - Bioluminescent Bays
 - Top ranked beaches
 - Ferry to Culebra & Vieques Islands
 - Snorkeling, Scuba, water sports
 - Beautiful lush landscapes & serene tranquil environment

STANDARD MODEL

For Destination Music recording retreats in the Caribbean



- Full Rental option only
 - 5-6 bedrooms
 - Up to 12 Guests



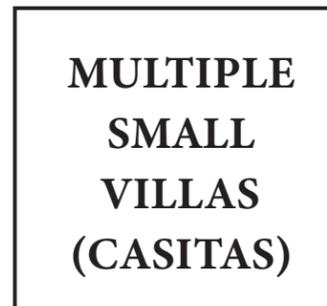
Only 1 music studio space

CONS

- Only full rental option available.
- No rental options for individuals, pairs/couples, small to medium groups.
- High cost per night (\$5K-\$15K), outpricing a majority of musicians, artists and creatives, both locally and from the U.S.
- High cost for non-stop round trip flights from NYC (\$700-850).
- Only 1 recording studio space, limiting use to 1 group.
- No creative coaching or mindfulness coaching.

INNOVATIVE MODEL

For Adagio Creative Studios



- STR Inspired
- Multiple Rental Options
 - Individuals
 - Pairs or couples
 - Small to Large Groups
- 3 Strategic groupings of various sizes for max flexibility
- Kitchenette included



- Music Recording Studio
- Multiple Small Music Producing Studios
- Additional studios for creative arts
- Flex studio
- Studios organized to foster collaboration



- Curated Creative Retreats
- Creative Coaching
- Mindfulness & Wellness Coaching
- Collaboration (organic & curated)
- Collective (in-person & digital)



- Central Shared Amenities.
- Designed as community hub for collaboration
- Wellness amenities

“When we dance, the journey itself is the point, as when we play music the playing itself is the point. And exactly the same thing is true in meditation. Meditation is the discovery that the point of life is always arrived at in the immediate moment.”

-Alan Watts

RETREAT APPROACH

By implementing a multi-step approach, this allows guests to help work through creative blocks and allows the creative flow state to be reconnected.

This approach can cultivate a practice for creativity that leads to breakthrough ideas and impactful work during and after the retreat.

1. Mindfulness & Wellness

Mind, Body & Spirit is a core pillar of the retreat in order to facilitate removing creative blocks and allowing the creative energy to flow through. Reconnection with authentic self and soul alignment as a gateway to connect with the creative flow state within us.

2. Nature & Environment

Full immersion in a lush & tranquil natural environment.

3. Collaborative Energies

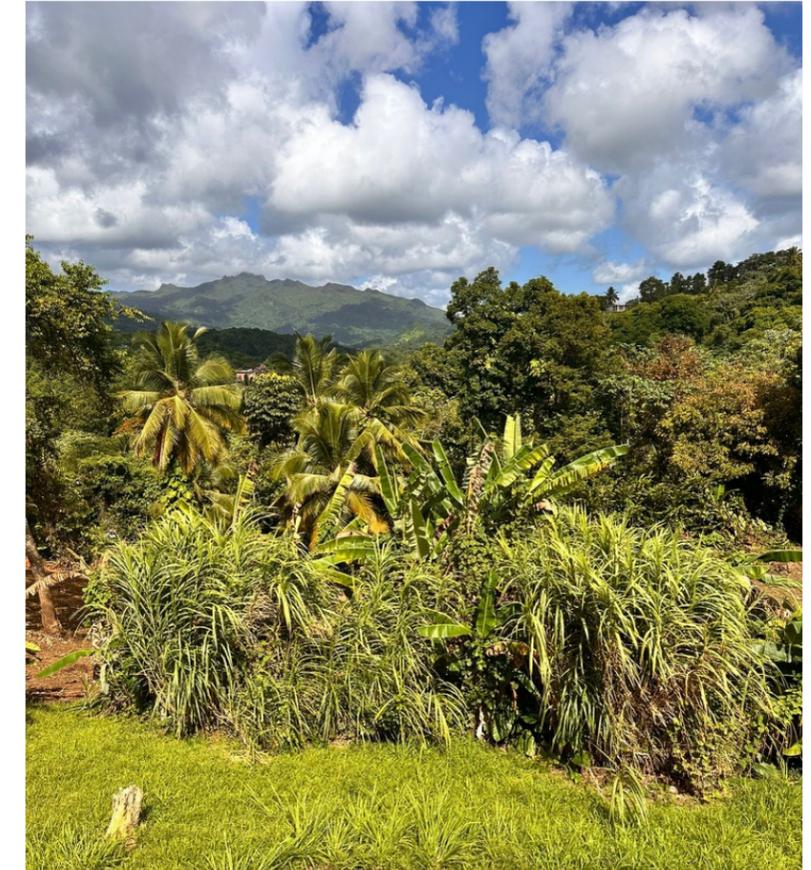
Organic and curated synergetic collaboration is at the heart of the retreat.

4. Creative Coaching

Leading industry professionals and coaches to help tap into the creative flow state.

TARGET PROPERTY

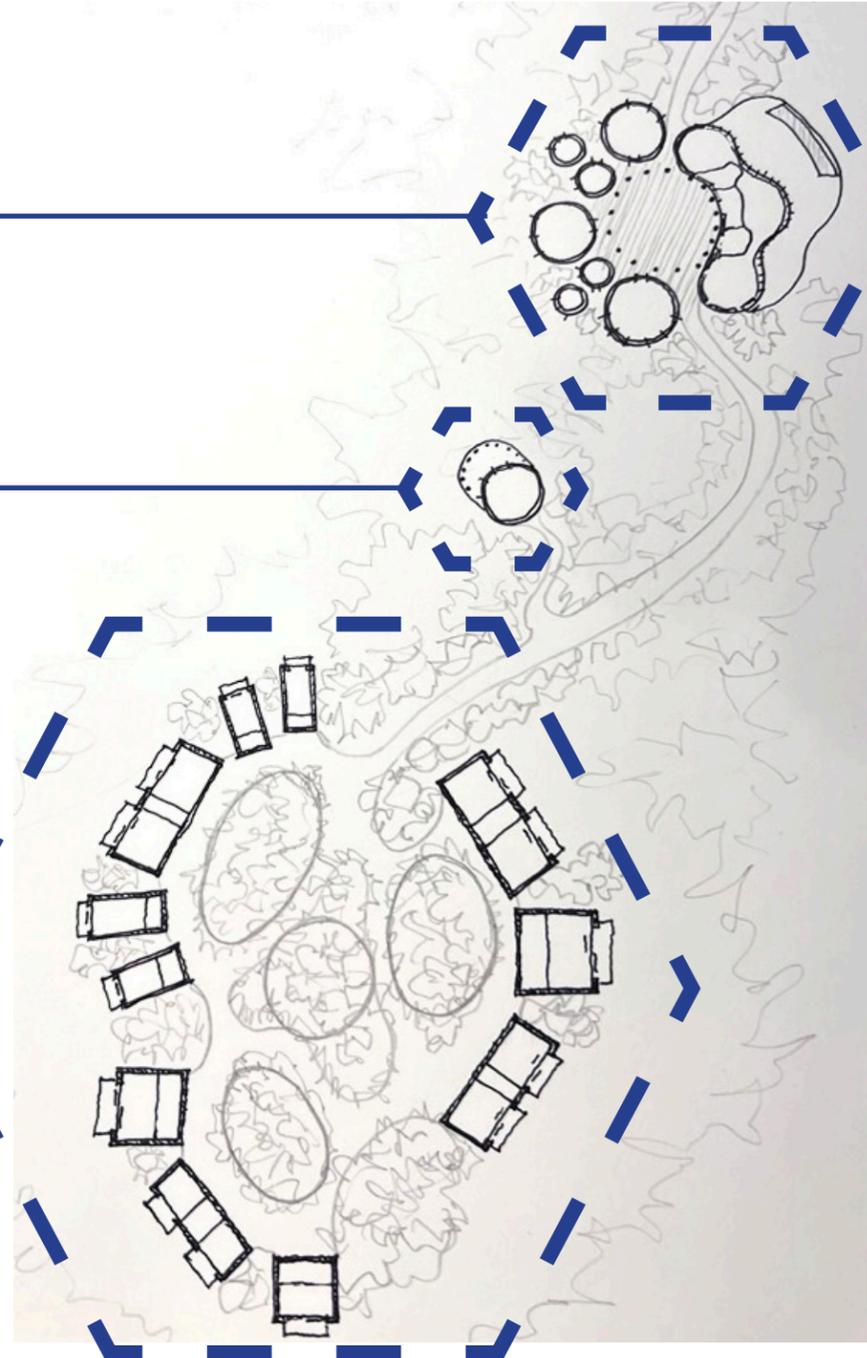
- 6+ acres in the foothills of El Yunque National Rainforest. Located in Luquillo, Puerto Rico.
- 15 min drive to multiple beaches.
- Less than an hour from San Juan Airport



CREATIVE STUDIOS
HUB

WELLNESS
HUB

CASITAS
HUB



CONCEPT SITE PLAN

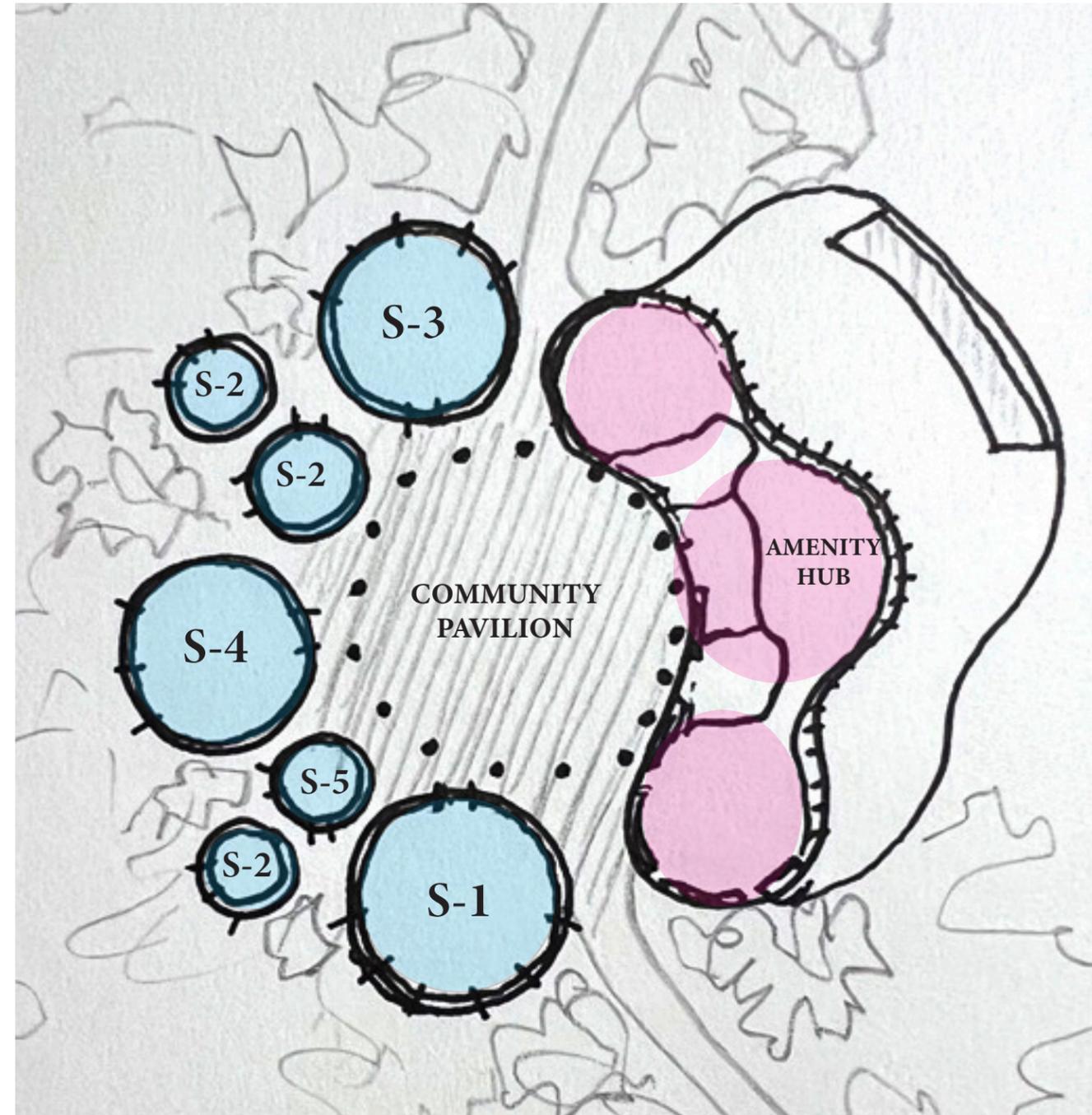
The 6+ acre site of lush natural landscape creates a serene environment to recharge and reconnect with creative energy. The grounds create an environment for organic collaboration and fosters lasting connections.



CREATIVE STUDIOS

The Creative Studios are organized closely together to foster collaboration and are adjacent to the Community Social Hub. The studios are fitted with innovative technology and all of the essentials.

The studios can be reserved for the entire duration of the retreat or can be reserved for smaller windows in order to reduce cost for the guests. The Flex studio is designed for maximum flexibility and can accommodate unique creative needs.



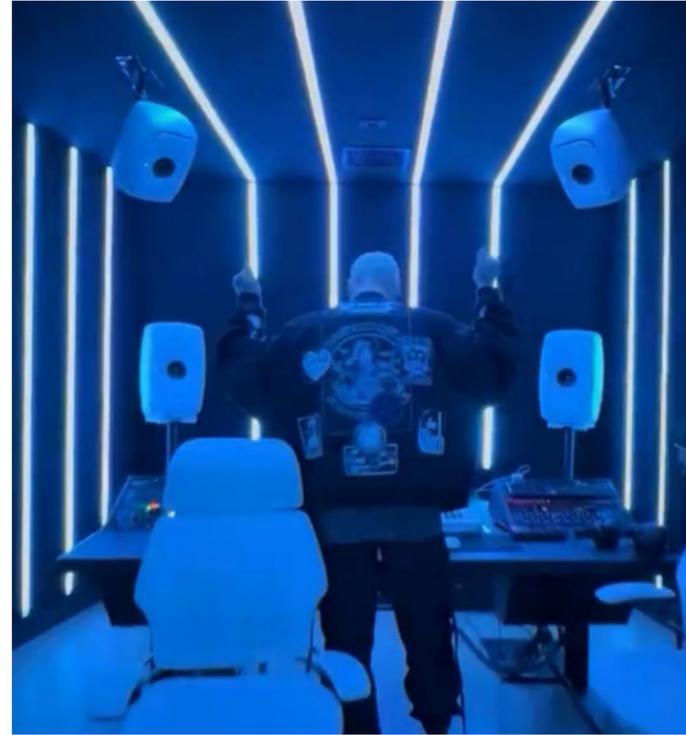
Prospective Basis of Design: Geoship - Ceramic hard shell domes



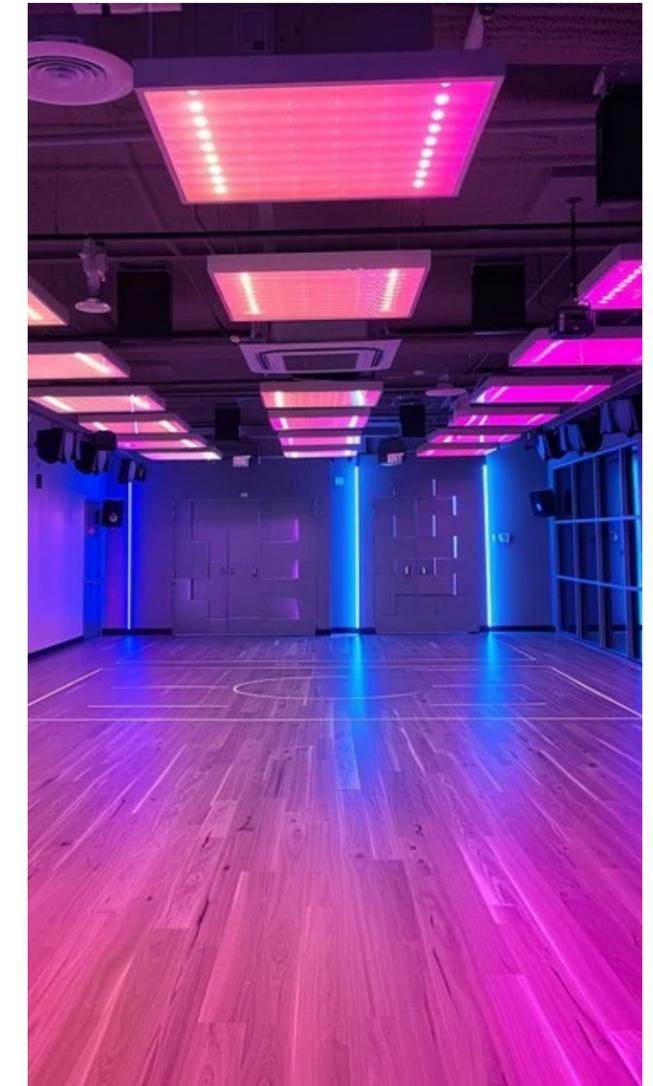
CREATIVE STUDIOS



Recording Studio Inspiration



Small Production Studios inspiration



Flex Studio Inspiration

MUSIC

S-1. Innovative Recording Studio

- Production, mixing, recording
- Specialty Equipment: Mixing consoles, digital percussion, MIDI pad, Fuse Works
- Live Room & basic control room

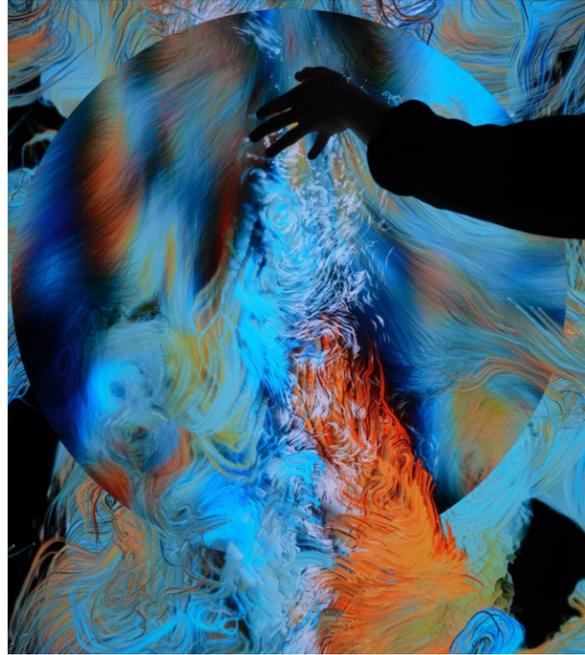
S-2. Music Production & Mixing Studios (3)

- Production, mixing, recording

S-3. Flex Studio

- Writing Studio
- Dance studio
- Collaboration space
- Art performance space
- 3rd party retreat space

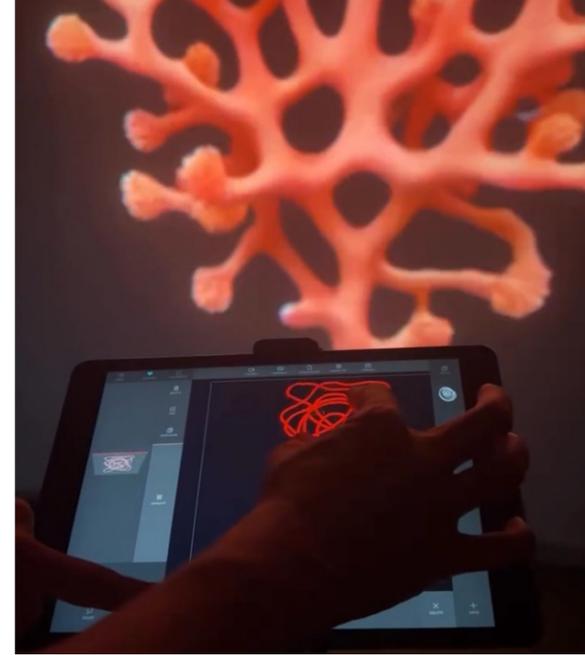
CREATIVE STUDIOS



Interactive Touch Design



Projection Mapping



Interactive "Idea Tank"



Immersive Motion Tracking



Plasma Republic Digital Art Editing



Projection Mapping

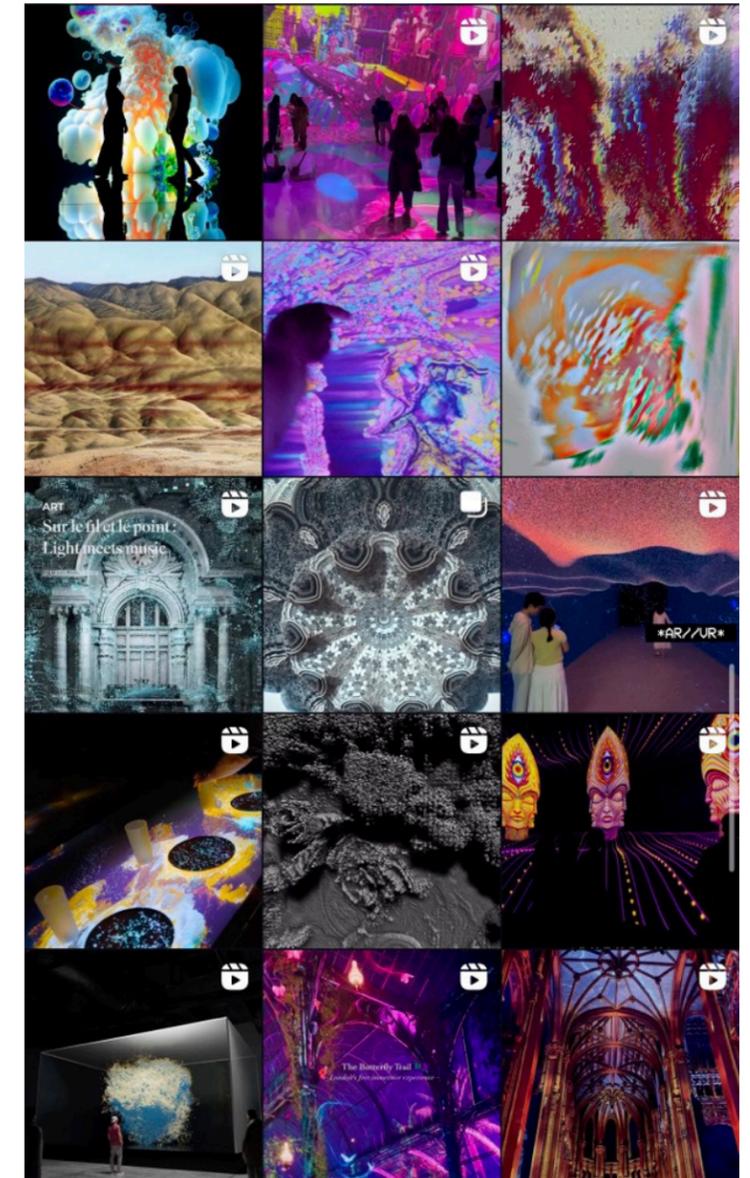
INNOVATIVE DIGITAL ARTS

S-4. Innovative Digital Arts Studio

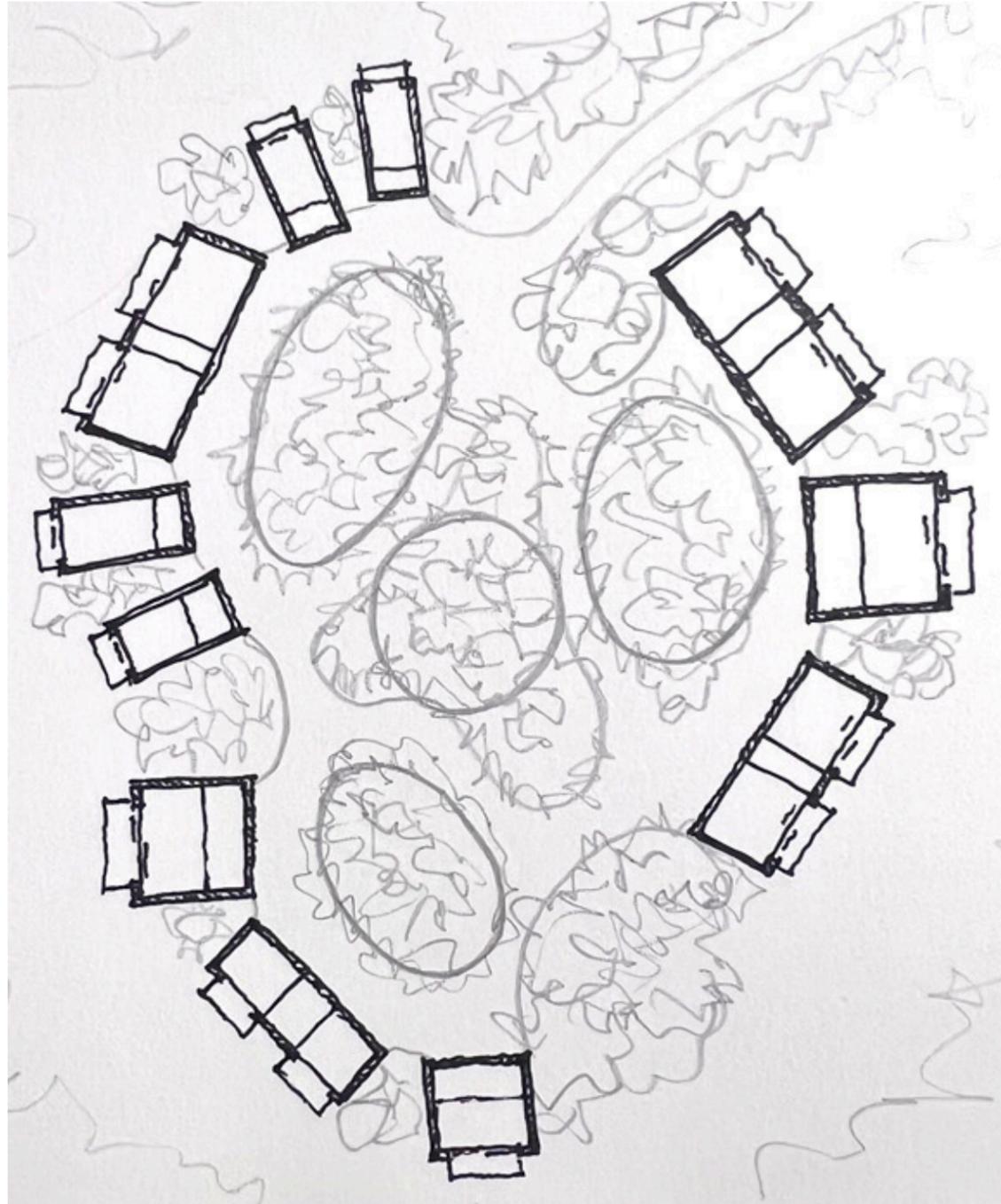
- Audio/Visual Synchronicity & Integration
- Projection Mapping
- Idea Tank - AI Immersive/interactive interface for creative idea generation and refinement.
- For:
 - i. Festival/Show production designers (VDJs)
 - ii. Digital Artists
 - iii. All creatives (idea tank)

S-5. 2D digital production & editing

- Specialty equipment from Plasma Republic
 - i. Photography editing
 - ii. Filmography editing
 - iii. 2D digital art
 - iv. Generative art
 - v. Animating



Example Target Artists

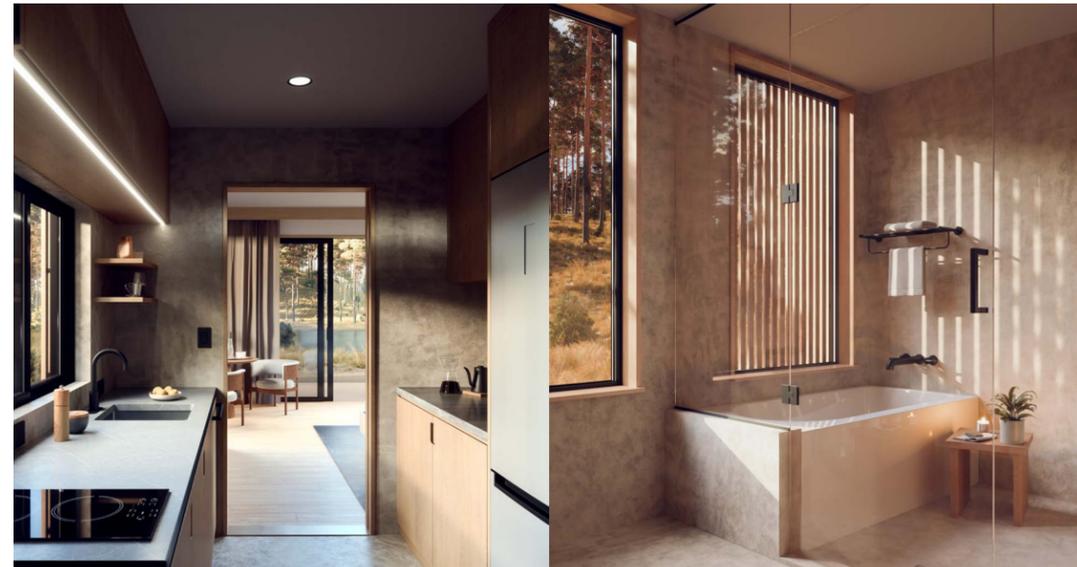


CASITAS

The Casitas are tucked away into the lush vegetation of the grounds, providing privacy and views.
The mix is strategically optimized for maximum flexibility for retreat groups
(large groups, medium groups, small groups, individuals).



Inspiration - Tomu Haus - Prefab Modular Construction

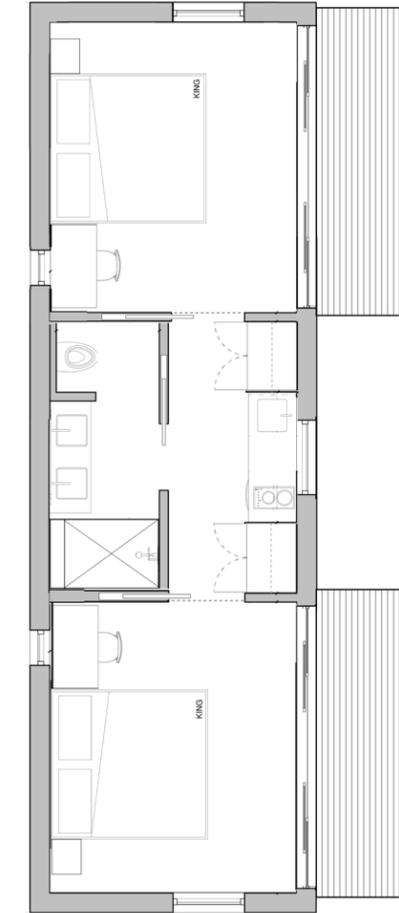


Prospective Basis of Design:
Tomu Haus - Prefab Modular
Construction

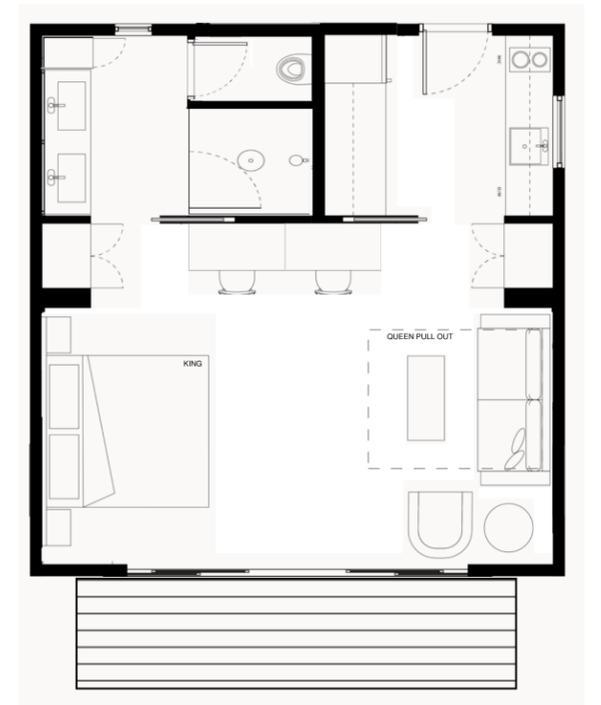
CASITAS



SINGLE
KING - 253SF
KITCHENETTE
22' X 11'-6"



DOUBLE
2 KING ROOMS - 465SF
SHARED BATHROOM &
KITCHENETTE
38' X 12'



DELUXE
KING & Q PULL OUT - 506SF
LIVING ROOM & KITCHENETTE
22' X 23'

AMENITY HUB

Central shared amenity space designed to foster collaboration and social connections.

- Social living lounge
- Dining and Main Kitchen
- Game lounge
- Outdoor terrace
- Pool & Hot tub
- Small writing rooms



Concept Imagery Only

WELLNESS

MINDFULNESS

- Meditation (individual & group)
- Breathwork sessions
- Yoga sessions
- Sound healing sessions
- Nature immersion (walks & meditation)
- Open air pavillion

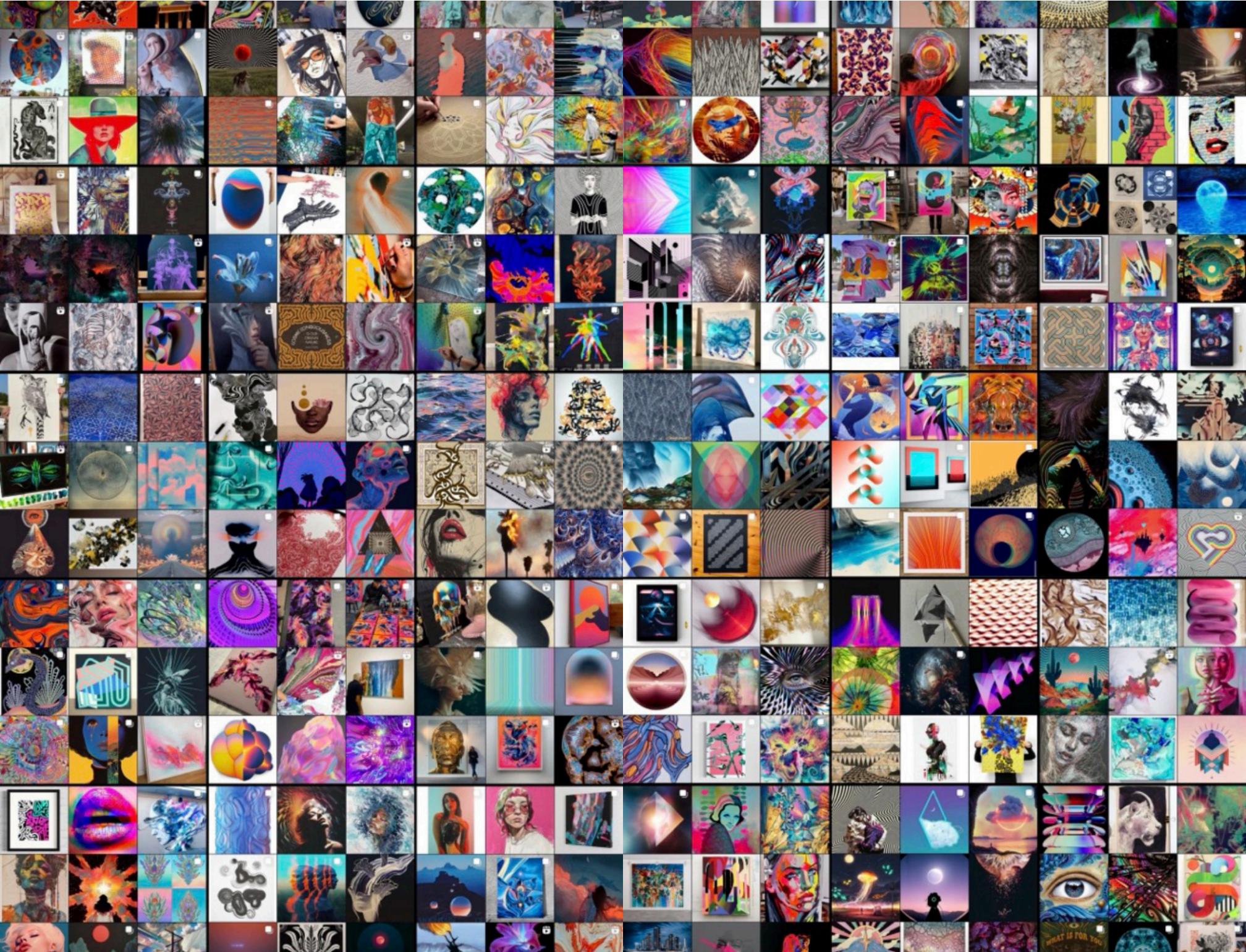
WELLNESS

- Fitness Center (indoor & outdoor)
- Sauna
- Ice bath
- Light room therapy
- Natural surroundings
- Organic & Locally sourced food



Concept Imagery Only





COLLECTIVE

Adagio Creative Studios is not just a retreat, it is a collective. The in-person collective extends beyond the guests' retreat into a digital collective for ongoing collaboration, networking and resources.

- Resource database for musicians, artists and creatives
 - Collaborate with existing databases, collectives
 - Post retreat collaboration through app
 - Access to virtual programming & events
 - Discounts for future retreats
- Marketing and promotional opportunities for creatives.

CURRENTLY SEEKING STRATEGIC PARTNERSHIPS FOR COLLECTIVE CONCEPT

PARTNERSHIPS

We are currently seeking strategic partnerships and collaborations.

TARGET PROSPECTIVE PARTNERSHIPS & COLLABORATIONS

Creative Flow Coaching

- Eric Maisel - Creative coach
- Mike Monday - Creative flow expert
- Katya [Creative Process]- Creative coach
- Tony Martignetti - Inspired Purpose Partners
- Steven Pressfield - The War of Art
- Austin Kleon
- Julia Cameron
- Twyla Tharp
- Ed Catmull
- Andrew Huang

Music Coaching

- Mark Otten - Music producer coaching
- M Redrollo
- Markus Popp
- Shivarasa
- Dowden
- Philip Roder
- DJ Hapa (The DJ Coach)

Digital Art Coaching

- Filippo Cinotti
- Keinseier
- Hybrid Experience
- Wpanterra
- Led pulse
- Marpistudio
- Media tribe
- Illusionaries
- Studio Tim Fu (AI, arch design)
- Interactive Immersrive HQ
- Iregular.io

Mindfulness & Wellness Coaching

- James Kalupson - music healing & psychology
- Dan Ghenacia - The Oracle, meditation
- The Embody Lab
- Collaborations with music therapy artists.
 - Myco Meditations
 - Sutherland Sounds
 - East Forest
 - Jon Hopkins

TECHNOLOGY

- Alpha Wave Experience (The Oracle)
- Plasma Republic
- Pirate Studios
- Miloco Studios
- Astra Studios (PR)
- Eastgo Studios (PR)
- La Boveda Studio (PR)

MARKETING

- Internet Tattoo
- Shout Out LA
- Galavante
- Sound on Sound
- Reverb

- Digital Music News

MUSIC INDUSTRY

- Endel
- Amper Music
- Future House Music
- Stay on Beat
- Landmark Marketing
- WI Curates
- Onemoretimepod
- We Help Artists
- Fatum Music
- Petetong DJ Academy
- Make Music your Life
- Fndr House
- Artist House
- Vochlea
- Catapult
- Fiverr
- Virpp

- AIVA

FESTIVALS

- Art Basel Miami
- Ignite art & light festival
- Intervals Fest
- Bristol Light festival
- Quoz Art Fest
- Vilnius Light festival
- Draaimolen festival
- Constellations De Metz
- Transfixart
- Deep Tropics
- Burning Man

MARKET ANALYSIS

Target Demographics

Puerto Rico local musicians, producers, artists, and creatives

Average-income, rising & independent musicians, producers, artists, and creatives

High-earning musicians & producers

Projected job growth in music industry based on several factors:

- Boom in digital music
- Rise in popularity of Latin music & Raggaeton
- Growth in demand for live music, driving tourism in the area.

The U.S. has the largest music economy in the world, accounting for 1/3 of the global music recording revenue.

Who supports this thriving economy?

Musicians, Producers, Composers, Singers, Artists, DJs, and other music industry professionals.

2024 direct employment in the U.S. for Music Industry professionals - 1,264,689

(The U.S. Music Industries: Jobs & Benefits - The 2024 Report)

“Puerto Rico is actually an extreme powerhouse in the music industry in its own right, even when viewed in a bubble and not as an extension of the US, as a US territory. Already, the country is top-ranked against huge nations like the US, UK, and Japan in terms of its industry presence.”
-Exploration Weekly

MARKETING STRATEGIES

- Target top creative markets that also have direct flights to San Juan.
- Leverage social media networks and unique marketing strategies.
- Strategic partnerships with creative platforms, coaches, collectives & networks.

Target Audience

- Music Industry Professionals
 - Musicians
 - Artists
 - Singers
 - Producers
 - DJs
 - Composers
 - Writers
- Digital artists
- Photographers
- Filmographers
- Artists
- Creatives
- Visual DJs

Target Markets for Creatives (direct flights to San Juan)

- New York City
- Florida (Miami, Orlando, Tampa)
- Nashville
- Atlanta
- Philadelphia
- D.C. & Baltimore
- Denver
- Chicago
- Houston
- Dallas



The U.S. Music Industries: Jobs & Benefits — The 2024 Report

ETHOS

ACCESSIBILITY

Accessibility and Affordability for all musicians, artists & creatives.

SUPPORTING RISING & INDEPENDENT CREATIVES

Support rising and independent artists by providing industry resources, networking, and marketing opportunities all through the Collective.

LOCAL COMMUNITY

- Local integration with community - Doors will be open to the local community, this is not a “for the rich only” type of retreat.
 - Local talent - Market and promote local talent on the island.
 - Local partnerships - Strategic partnerships with local vendors and companies.
- Workshops with local Universities - Partnerships with local Universities for workshops and educational events.

SUSTAINABILITY & ENVIRONMENT

Sustainability is at the heart of the project design. Eco-retreat inspired design minimizes impact to the site. Solar panels and rain water harvesting will be incorporated into the project. All food will be sourced locally.

TEAM

Currently seeking additional team members & partnerships that share the same passion & ethos.

Bradley Greene

Founder/GP/Developer

Creative Director

Bradley is a visionary award-winning real estate developer, architect, and multidisciplinary artist dedicated to reimagining outdated processes in order to address environmental concerns, inequality, affordability, and mental wellbeing. With six years of real estate development experience overseeing five projects totaling \$1.35 billion and over 2,500 apartment units, as well as six years in hospitality architecture leading large-scale mixed-use projects, Bradley brings a unique blend of creative vision and practical expertise. His background in sustainable design and community-focused development, combined with a passion for music, art and mindfulness, informs his mission to make experiential hospitality more accessible. This project reflects his commitment to reimagining spaces where musicians, artists and creatives can thrive.

Jeremi Dickson

Director of Brand & Digital Strategy

Jeremi is a digital strategist with a background in psychology, specializing in branding, user experience, and community engagement. He leverages human-centered design to craft immersive online experiences that elevate and foster meaningful connections.

Katrina Farris

Mindfulness & Wellness Program Director

Katrina is a Clinical Psychology PhD student in the final stages of her training. She has a deep passion for holistic well-being and the interconnectedness of mind, body, and soul. Believing that much of creative blocks stems from a disconnection from ourselves and our environment, Katrina views mindfulness as sacred opportunities for realignment and re-attunement. Her work is enriched by her interests in spirituality, creativity, somatic experiencing, and mindfulness, weaving these elements into an integrative approach to well-being.

Tiffany Karam (ysheso)

Collective & Network Director

With a decade of experience in the music industry, Tiffany (aka ysheso) is a skilled DJ, curator, and producer, dedicated to crafting unforgettable music experiences. Known for fostering meaningful connections with artists through her project Here&There, Tiffany blends talent and passion to create immersive soundscapes that resonate with audiences. Whether behind the decks or in the studio, Tiffany’s work consistently reflects a commitment to quality, collaboration, and the power of music to bring people together.

BIO

Bradley Greene - Founder

DEVELOPER | ARCHITECT | CREATIVE | VISIONARY

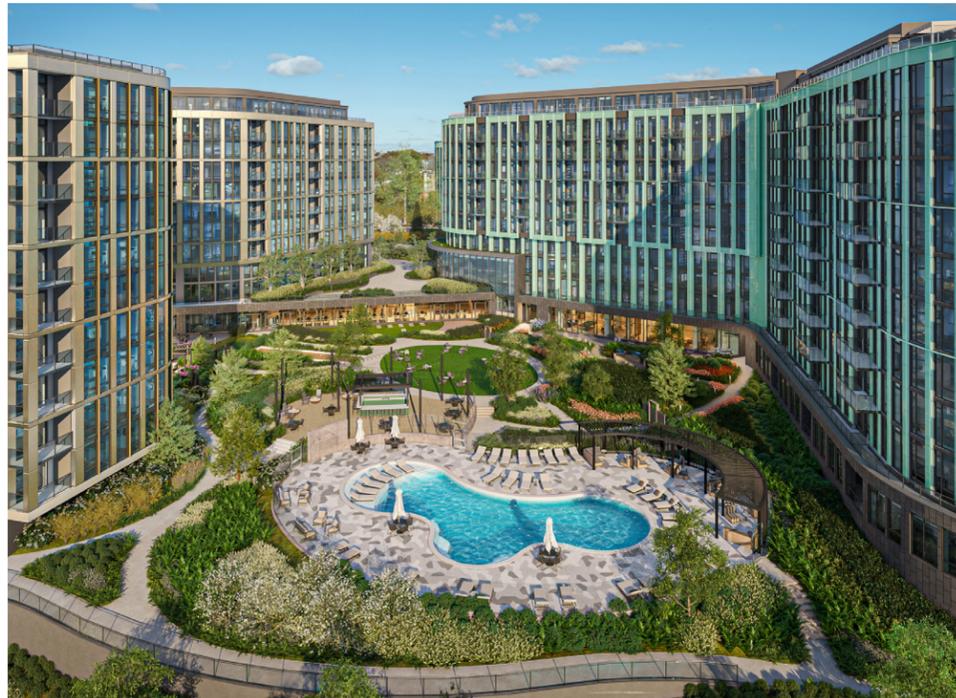
Award-winning Architect & Developer with proven track-record in execution and success of complex mixed-use, multifamily and hospitality projects.

DEVELOPMENT EXPERIENCE

Lead Developer - Carmel Partners*

*(*Adagio Creative Studios opportunity is NOT affiliated with Carmel Partners)*

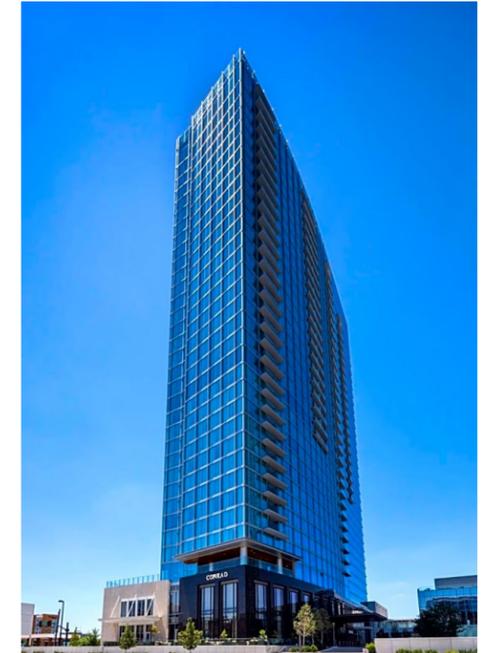
5 large multifamily projects built: 2,561 Units Total | \$1.35B TDC



HOSPITALITY ARCHITECTURE EXPERIENCE

Project Architect & PM - Hospitality focus

3 projects & 738 keys built



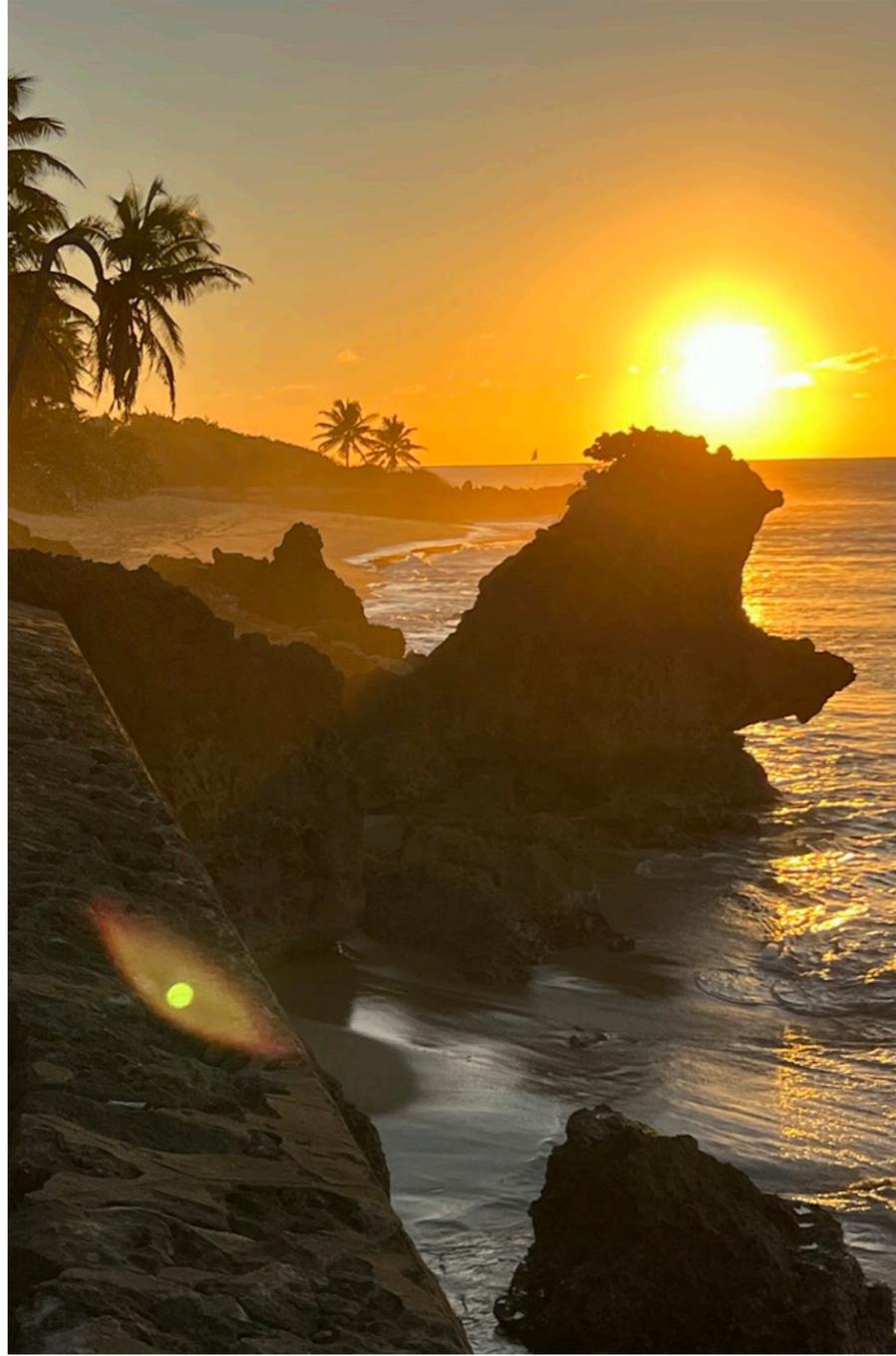
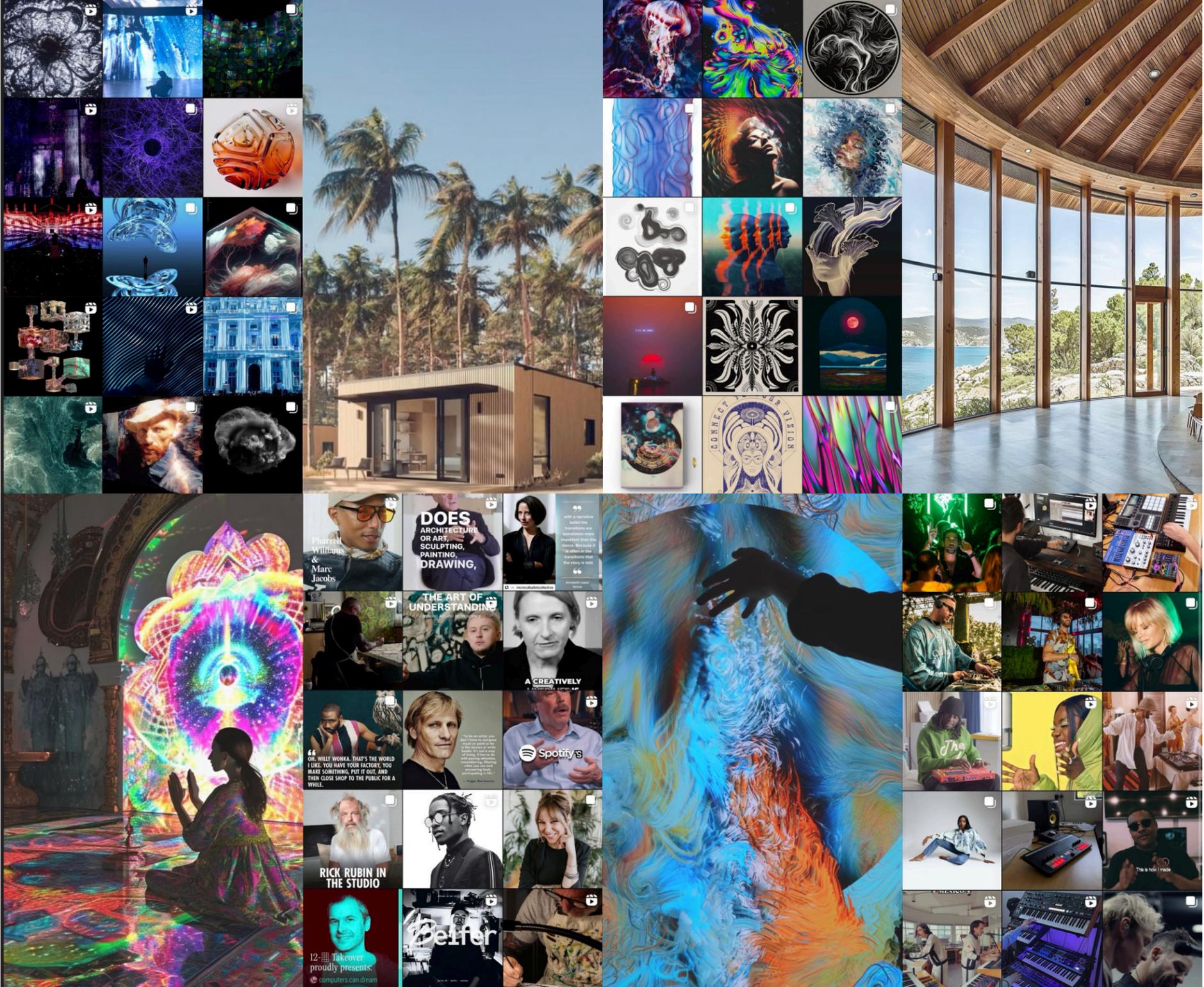
CONSCIOUS ARCHITECTURE EXPERIENCE

PROBONO & COMMUNITY | SUSTAINABILITY | WELLNESS

- Sustainability & Environmental Design Focus
- Architecture Thesis: Wellness Retreat for Mind, Body & Spirit Healing
- Pro-Bono & Community Focused Architecture (Rural Studio)

CREATIVE

Artist | Photographer | Sculptor | Designer | Drone photographer/filmographer
Music Enthusiast



THANK YOU!

CONTACT

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