
Commonwealth Group

Churchmans Road Medical Office Building

A three-story medical office building located within 1.5 miles of New Castle County's largest hospital, Christiana Care. Construction to begin spring/summer of 2016

Units	6 units total, ranging from 4904 - 6088 square feet (subject to change depending on the customization of the owners).
Building/Lot Demensions	41,680 square feet on 4.18 acres
Investment Model	Joint venture partner to participate on a prorata basis of necessary equity of up to 49% of the project.
Capitall Requirement	\$2.5 million, with a conservative return projection of 11%

Property Highlights:

- 40% preleased with two doctor practice groups, including a surgi-center, that will also be partners in the project.
- Expect 75-80% preleased prior to completion of construction.



Rockford Falls

Highly sought after, high barrier to entry location on the grounds of the old Bancroft Mills overlooking the Brandywine Creek and Alapocas Run State Park.

Units	32, 3 and 4 story townhomes situated in 3 packs
Unit Demensions	3300 – 3800 square feet
Investment Model	7% preferred return on \$1,000,000 investment. 36 month term with one (1) twelve month extension option.
Capital Requirement	\$4,800,000 (\$150,000/finished lot)

Property Highlights:

- Total Gross Sales: \$20,680,000. Total projected profit: \$2,150,000/ 11.5%
- Projected sellout: 36 months
- Part of a larger project being developed by Buccini Pollin to include 230 apartment units in new and renovated mill buildings. Comparable 1980's condominiums typically sell in the upper \$500's-\$600's.





Your Investment Partners

The Commonwealth Group

As one of the leading real estate companies in the Mid Atlantic region, Commonwealth has sought to create value by capitalizing on its proprietary relationships with both public and private organizations. The Commonwealth Group, located in Wilmington, Delaware, is a fully integrated real estate company with acquisition/development, construction and property management expertise. Founded in 1973 by its current President and CEO, The Commonwealth Group has built strong, proprietary relationships with owners, operators, brokers, and local and national corporations. Over the past forty four years Commonwealth has been responsible for the development, construction and management of over \$550 million worth of commercial, industrial and residential real estate totaling more than 5 million square feet and 1,300 residential units. Commonwealth has constructed and operated all product types including office, industrial, multifamily, residential, and medical office. The team members of Commonwealth have over 100 years of combined real estate and construction experience which serves both the Company and their partners well in terms of evaluating deals, providing cost effective construction solutions and achieving projected returns. The Commonwealth Group is a Limited Liability Company wholly owned by Brock J. Vinton, President and CEO, Donald S. Robitzer, Jr, COO and Timothy L. Jones, General Counsel.

Montchanin Builders

Montchanin Builders is a full service residential construction and construction management company headquartered in Wilmington, Delaware. Born out of the ashes of the Great Recession, Montchanin Builders knows about building value. With more than 60 years of combined experience in land acquisition, development and construction, Montchanin has sold over \$50 Million in real estate since its inception in 2010, bringing the value of in-depth knowledge to every phase of the building process.

Featured on local media, as well as national segments of HGTV, our homes have been formally recognized for quality construction and craftsmanship. By focusing our attention on the details in everything we do, we have earned our reputation for providing superior customer service and satisfaction in every area of residential construction. Wilmington-area residents are well acquainted with one of Montchanin's latest projects, the townhomes of Darley Green.

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