

# CORPORATE PROFILE





## ROOTS

National Homes has deep roots as part of a broadly based group of companies that traces its origin back to the establishment in 1974 of Pantalone Realty, now a leading Toronto Real Estate Brokerage specializing in industrial and commercial properties and undeveloped residential land assemblies. Venturon Developments has developed over 8,000 lots, and constructed thousands of square feet of retail and commercial developments. And National Homes, founded in 1992 by Rocco Pantalone, has grown into one of the Greater Toronto Area's most successful and respected home builders with over 15,000 homes in their portfolio of accomplishments and a growing focus on the high-rise market.



The Pantalone Family

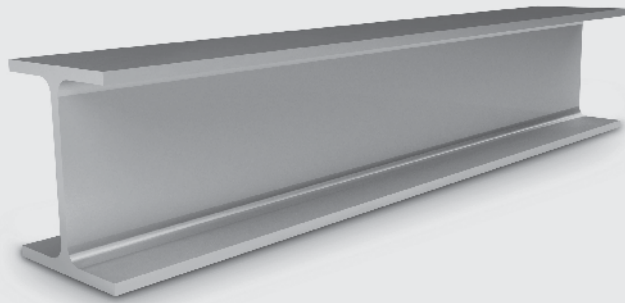




## 「 LOW RISE 」

This has historically been the heart of National Homes' business. In cities from Ajax to Oakville, National has built over 15,000 homes and won a boardroom-full of awards for their home designs and their innovative marketing. The National Homes Brand has become one of the most recognized builder identities in the Greater Toronto Area. Their "You are the Blueprint™" positioning has helped to build an enviable level of customer satisfaction and a strong corporate culture that leads to efficiencies, focus and loyalty.





## 「HIGH RISE」

National has a history in Toronto's high rise market that dates back decades to the 400-suite, six-building waterfront apartments of Amedeo Garden Court. In 2003, recognizing the growing trend towards urban intensification, the Group re-entered the high rise field with a 101-suite, 7-storey building called Kensington Place on Sheppard Ave. near Bathurst. Since then, the Group has proceeded steadily with a focused program of building in desirable neighbourhoods including 2010's Living Life on the Avenue, an 82-suite, 7-storey building with design inspired by the community of Avenue Rd. and Eglinton, and 4155 Yonge St., a 150-suite, 12-storey condominium at York Mills, currently in development; Station Town, a modern condominium community comprising two 18-storey towers coming soon to Markham; and two 8-storey condos coming to Burlington. Today, with a solid track record of success, National is setting its sights even higher.







# LAND

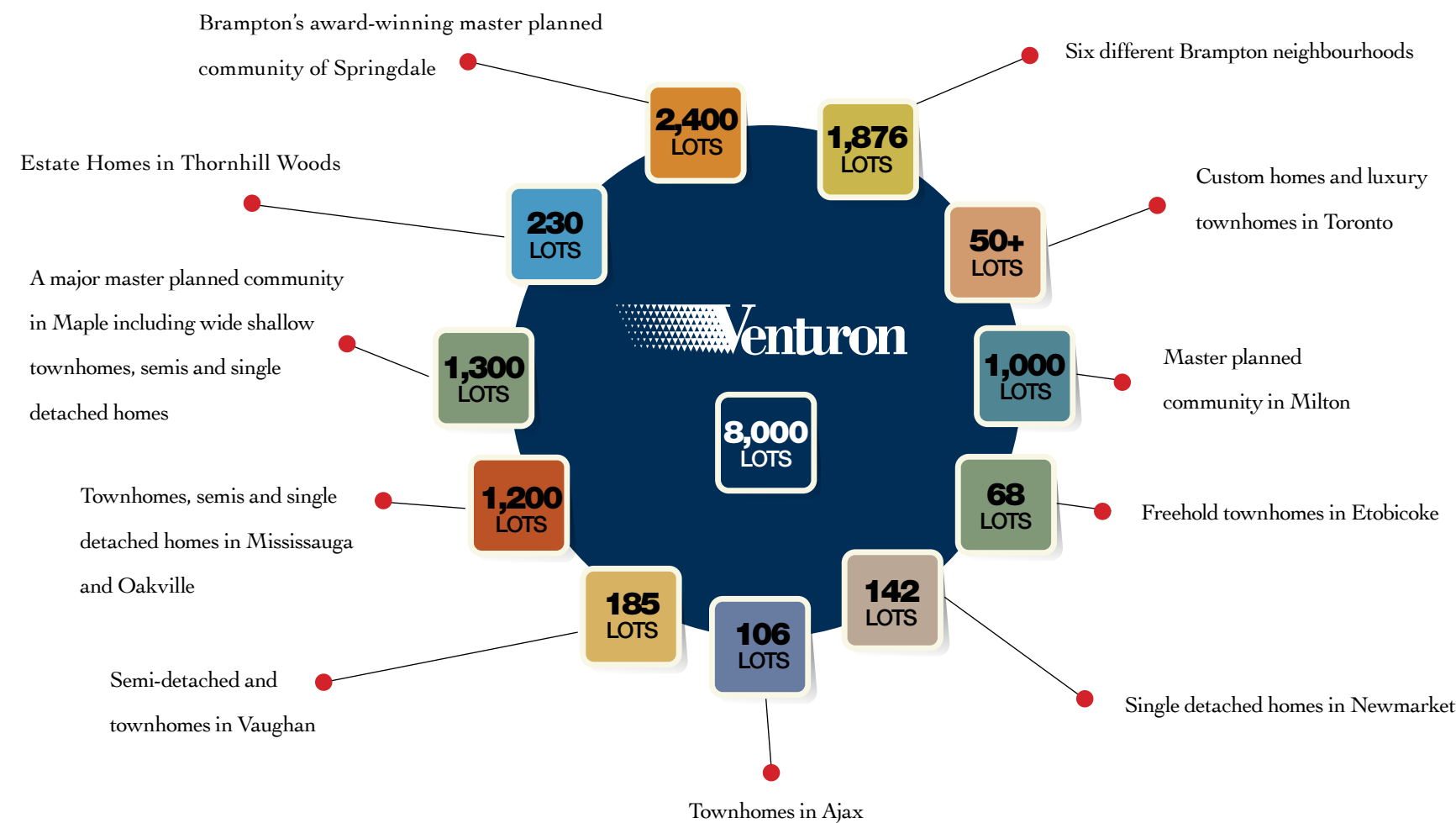
For over 30 years, Venturon Development Corporation has been a leading-edge force in the industry with expertise in real estate development, project management and the acquisition, servicing and sale of residential lots. Venturon has developed and managed over 20,000 acres of land for industrial, commercial and residential usage including communities of all sizes and nature in Oakville, Ajax, Markham, Toronto, East Gwillimbury, Bradford, Vaughan, Innesfil, Mississauga, Milton, Georgetown and was the co-developer in Brampton's renowned 4,000 acre community of Springdale, ultimately home to 75,000 people. The qualified professionals of the Venturon Development team are strong in the knowledge and experience, the integrated services and the resources needed by a forward-thinking development corporation from acquisition and planning through to producing award-winning communities.








Venturon Development Corporation has developed over 8,000 lots on 20,000 acres with thousands more in progress. Past developments include:







# INDUSTRIAL COMMERCIAL DEVELOPMENT

Since 1978, Venturon Development Corporation has developed over 550,000 sq.ft. of industrial and commercial property including:

LOCATION	PROJECT	SIZE
Toronto	Yonge / York Mills Rd.	75,000 sq.ft.
Mississauga	Radisson Plaza	50,000 sq.ft.
Oakville	Neyagawa Plaza	25,000 sq.ft.
Toronto	Element on Blue Jay Way	5,320 sq.ft.
Concord	Edgeley Blvd.	57,248 sq.ft.
Charlotte, North Carolina, USA	Charlotte	350,000 sq.ft.
Baltimore, Maryland, USA	Portfolio	931,790 sq.ft





# INDUSTRIAL COMMERCIAL INVESTMENT

With over \$2 billion in real estate transactions to their credit, Pantalone Realty has been a major force in the Toronto real estate market since 1974, specializing in industrial and commercial properties and undeveloped residential land assemblies. Pantalone Realty has the knowledge and the experience to handle the largest and most complicated of projects.

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**PANTALONE**  
REALTY CORPORATION LTD. RLTR.



## CUSTOM

As a complement to their subdivision-building operations, National also has extensive experience in building custom homes and in-fill projects in established neighbourhoods in the Greater Toronto Area. Working with the finest architects and interior designers has given National a special appreciation for home design. Custom building for the most discerning clientele has made the company flexible and exceptionally detail-oriented. Using the finest materials has created a clear understanding of the importance of quality. The result is a deeper knowledge base and a broader perspective that is reflected in all that National does.







## DESIGN STUDIO

To empower their purchasers with the opportunity to imprint their own personality on the house they will soon call home, National created a state-of-the-art Interior Design Studio. Here, with the support of professional design consultants, homebuyers can choose from a rich tapestry of unique and imaginative features, textures, materials and finishes. From woods to marble, from granite countertops to fireplaces, to unique and individual Bright Ideas that make lives better, the Interior Design Studio inspires ideas and offers solutions to help each family's home suit the way they want to live.





# INNOVATION

National Homes is committed to a program of continuous innovation. The R&D Dept. regularly tests products, materials and techniques to improve the quality of their homes and the comfort of their homeowners. National builds state-of-the-art technological solutions into their homes. Venturon invests in cutting edge start-up companies and innovative technologies that will help change the way homes are built, and lived in, tomorrow. From how communities are planned, to new infrastructure systems, to new software technologies that are changing the way the building industry operates, innovation is an essential component of National's business.

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**Venturon**  
REAL ESTATE RETHINK™





# VERTICAL

Vertical is a broad-based construction management company with over 30 years of experience in construction and construction-related services. Whether it's land development, planning and servicing, sales and marketing, project and construction management or site supervision, you can depend on Vertical to bring any project to completion – from blueprint to building. Vertical has developed and managed over 20,000 acres of land for industrial, commercial and residential usage. Their qualified professionals are strong in the knowledge and experience, the integrated services, technology and the resources needed by a forward-thinking development corporation from acquisition and planning through to building award-winning projects.

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**VERTICAL**  
BUILDERS INC.



# PORTFOLIO OF PROJECTS

# Communities in the Greater Toronto Area

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## PLAINS RD.



## THE YORK MILLS



STATION TOWN



## AMEDEO GARDEN COURT

## HIGH-RISE

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**Burlington** - Modern urban sophistication comes to Plains Road in Burlington with two boutique midrise Condominiums offering stylishly designed suites totalling 389 units. There will also be a limited collection of stacked modern Townhomes offering a refined take on urban living.

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**Toronto** - 7 storeys, 82 Luxury Independent Retirement Suites and 15 Assisted Living Suites - On the Avenue Retirement Residence is located in a prestigious neighbourhood at Eglinton and Avenue Rd.

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**Toronto** - 12 storeys, 150 Luxury Condo Suites - The York Mills is a planned mixed use condominium in Toronto's upscale Hogg's Hollow neighbourhood across from the renowned Auberge du Pommier Restaurant.

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**Markham** - 18 storeys, Station Town is a modern condominium community comprising two 18-storey towers coming soon to Markham. With a prime location close to shops, parks, schools and GO station, this is where you want to live in Markham!

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**Toronto** - 7 storeys, 101 Luxury Independent Retirement Suites and 20 Assisted Living Suites - Kensington Place Retirement Residence is located in Bathurst Manor in North York.

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**Toronto** - 400 Apartment Suites - Amedeo Garden Court Apartments is a unique six building apartment complex on the shores of Lake Ontario.

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# Communities in the Greater Toronto Area

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## LOW-RISE

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**Burlington - 212 Homes** - A remarkable community of modern Townhomes coming to Brant Street in Burlington.

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**Claireville - 139 Homes** - A great selection of traditional Townhomes up to 4 bedrooms in the picturesque community of Claireville, close to all the things that make life rich and satisfying.

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**Bradford - 165 Homes** - The final (Phase 2) of National's beautiful community of 36' and 40' Luxury Singles in the quaint, historic town of Bradford, just down the road from the rolling hills and farmer's fields.

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**Courtice - 112 Homes** - An exclusive collection of beautiful Townhomes coming soon to one of the best, family-friendly neighbourhoods in Courtice.

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**Toronto - 12 Homes** - An exclusive enclave of townhomes in Forest Hill at Spadina and St. Clair consisting of 12 luxury townhomes.

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# Communities in the Greater Toronto Area

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## LOW-RISE

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**Newmarket - 142 Homes** - An infill neighbourhood of 50', 40' and 35' lots with estate-inspired detached homes and bungalows at Bayview and Stonehaven Rd. in the desirable Stonehaven neighbourhood.

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**Etobicoke - 68 Homes** - In the established neighbourhood of Richview, an infill community of freehold townhomes at Kipling and Eglinton.

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**Brampton - 131 Homes** - Located where Brampton meets Vaughan at Gore Road and Ebenezer, National sold 131 exquisitely designed and appointed townhomes.

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**Mississauga - 104 Homes** - An infill neighbourhood on Creditview Rd. in Mississauga consisting of 104 executive townhomes.

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**Markham - 414 Homes** - Multi-phase development in Markham consisting of semi's, townhomes and fully detached homes on 25', 35', 41' and 45' lots.

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# Communities in the Greater Toronto Area

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## LOW-RISE

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**Mississauga - 165 Homes** - A major community near Ninth Line and Derry. National built a collection of 40' singles, 22.5' semi's and unique irregularly-shaped "Trelawny-style" 60' lots.

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**Mississauga - 264 Homes** - A neighbourhood of affordable starter townhomes near Ninth Line and Derry. The designs were 18' street townhomes.

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**Brampton - 503 Homes** - National has been a part of every phase of this award-winning 4,000 acre master planned community, building a very wide variety of product including 20', 25' and 30' semi's, 40', 41' and 45' singles.

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**Mississauga - 124 Homes** - A major master planned neighbourhood. National built semis here on 30' EXTRA WIDE™ lots.

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**Woodbridge - 24 Homes** - An infill neighbourhood on a conservation area. National built 30' semi's.

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# Communities in the Greater Toronto Area

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## LOW-RISE

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**Maple - 367 Homes** - A major master planned community at Jane St. and Major Mackenzie Dr. National built 30' semi's and 36' wide-shallow singles.

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**Vaughan - 142 Homes** - A townhome neighbourhood at Dufferin and Rutherford Rd. National built townhomes and rear lane townhomes.

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**Oakville - 64 Homes** - A luxury ravine enclave at Dundas St. and Neyagawa Blvd. National built 50' and 60' singles.

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**Maple - 112 Homes** - An infill neighbourhood between Canada's Wonderland and Vaughan Mills Mall at Jane St. and Rutherford Rd. National built 30' semi's.

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**Oakville - 797 Homes** - A major master planned community at Dundas and Third Line. National has built in 7 different phases of this community including 35', 40', 50' singles and freehold townhomes.

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# Communities in the Greater Toronto Area

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## LOW-RISE

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**Brampton - 76 Homes** - A luxury estate ravine enclave near Airport Rd. and Sandalwood Parkway. National built 60' and 80' wide shallow lots.

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**Brampton - 98 Homes** - A master planned community at Old Derry Rd. and Mavis in Brampton. National built 22.5' semi's and 40' singles.

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**Markham - 258 Homes** - A major master planned community at Markham Rd. and Major Mackenzie Dr. National has built 3 phases in this master planned community including 30' wide shallow semi's, 35' and 40' wide shallow singles.

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**Brampton - 102 Homes** - A major master planned community at Airport Rd. and Sandalwood. National built 50', 45' & 36' singles.

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**Brampton - 161 Homes** - A major planned community at Airport Rd. and Sandalwood in Brampton. At Ravines of Castlemore West, National completed 161 homes on 45' & 50' lots.

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# Communities in the Greater Toronto Area

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## LOW-RISE

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**Oakville - 795 Homes** - A major master planned community by the lake at Lakeshore Rd. and Burloak. National completed 6 phases of this community with 50', 48', 45' lots and towns.

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**Ajax - 106 Homes** - An affordable downtown neighbourhood at Salem Rd. and the 401 consisting of semi's and townhomes.

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**Brampton - 645 Homes** - A major master planned community at Torbram Rd. and Sandalwood. Including townhomes, semis, 30', 38' & 45' singles.

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**Thornhill - 76 Homes** - An infill neighbourhood on Bathurst St. in Thornhill consisting of 76 fully detached homes on 30', 40' and 44' lots.

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[ AWARDS ]

# International and Local Awards

2014 Silver Award National  
Home Builders Association  
Best Ad Campaign - North America



2005 Voted Oakville's Building Excellence  
by Town of Oakville



2004 Voted Brampton's Favourite Builder by  
Brampton Guardian



2000 GTHBA Best Architectural Design



1999 Ranked #8 in GTA Home Sales



2018 25 Year BILD Award



2014 Silver Award National  
Home Builders Association  
Best Web Banner - North America



2004 Voted Markham Building Excellence  
by Town of Markham



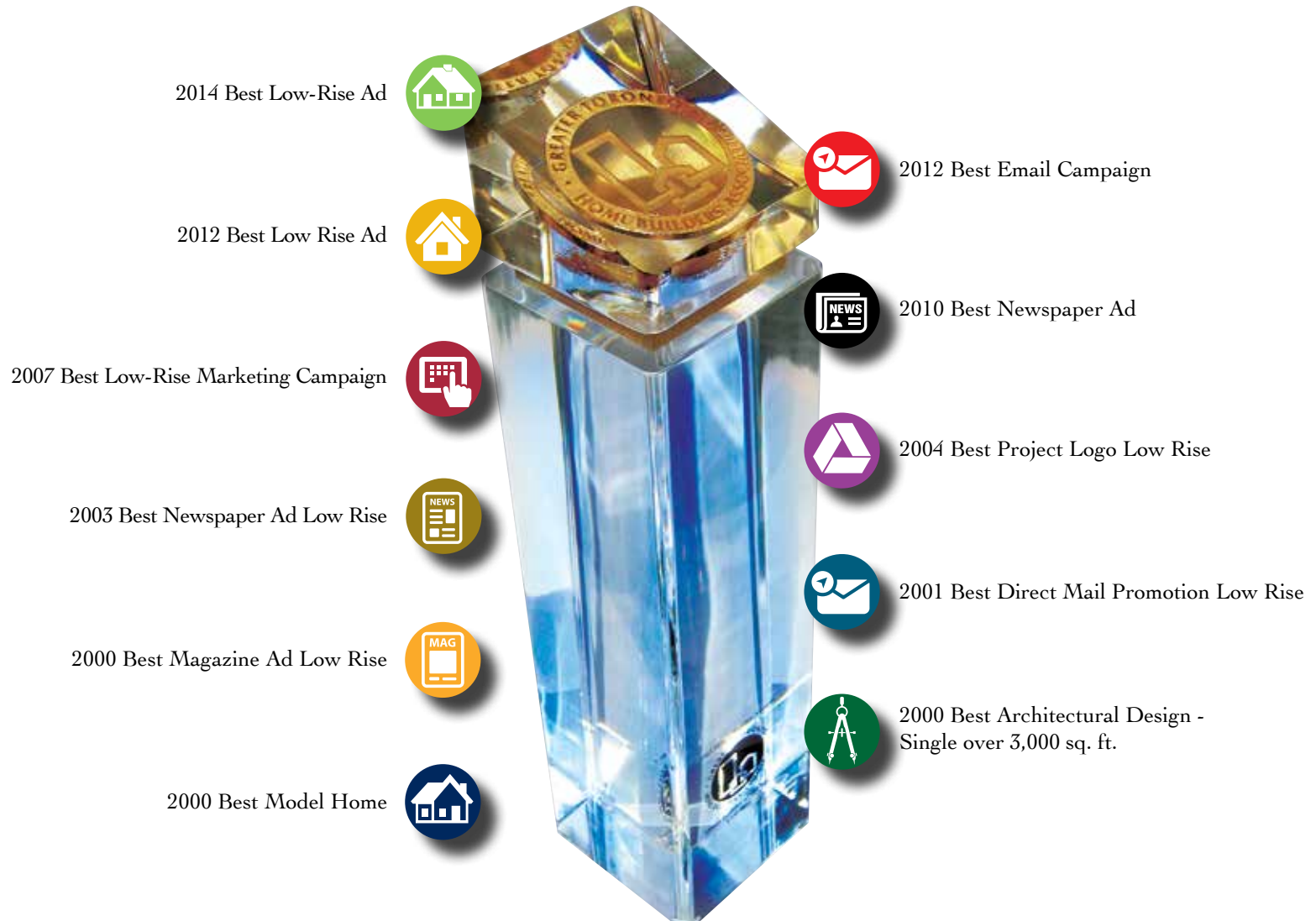
2004 Voted Oakville's Favourite Builder  
by Oakville Beaver



2000 GTHBA Best Model Home



# BILD Awards







## PHILANTHROPY

Throughout the company's history National Homes has been a strong supporter of numerous important community institutions and initiatives through their philanthropic program and has contributed both time and financial assistance to a broad spectrum of causes.

# Philanthropy



# THE NATIONAL HOMES

~ Group of Companies ~

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