

SIGNORELLI
COMPANY

Creating better places to enrich lives and lifestyles



“Our company of entrepreneurial-minded team members with experience in all major asset classes, enables us to identify and capitalize on development opportunities that may not seem obvious to our competitors. This synergy gives us a competitive edge and allows The Signorelli Company to create the greatest multi-use developments in the marketplace.”

Daniel Signorelli

President and CEO
The Signorelli Company



a proven track
record with over

6,000+ acres
developed



THE SIGNORELLI COMPANY

blueprint for success

Founded in 1994 by Daniel Signorelli, The Signorelli Company is a visionary leader in the real estate industry.

The Signorelli model is unique to the real estate industry, with company divisions focusing on land, retail, healthcare, commercial development and residential homebuilding. With a reputation for vision and execution, the company prides itself on identifying opportunities before they

are obvious to the market. As the primary principal in our ventures, our experience, from identifying the opportunity to completing the project, comprises over \$800 million in past projects and current development.

OUR EXPERTISE

Real Estate Development

- Strategic Analysis and Planning
- Project and Construction Management
- Transactional Support and Due Diligence
- Public Financing and Strategic Partnerships
- Real Estate Sales and Brokerage Services
- Distressed Asset and Portfolio Analysis



ACCOMPLISHMENTS & ACCOLADES

- Over \$800 million in past projects and current development
- Approximately 3 million square feet of commercial, retail and healthcare in various development stages
- #5 on Houston Business Journal's Largest Residential Developers Rankings
- #11 on Houston Business Journal's Largest Commercial Developers Rankings
- Over 6,000+ acres of residential, commercial and multi-family projects
- 150 years of combined development expertise in a wide range of Real Estate disciplines
- Developer of two of the Greater Houston area's largest master-planned communities
- #23 on Houston Business Journal's Top Homebuilders Rankings



INVESTMENT MODEL

Turning Ideas Into Profitable Reality

The Signorelli Company offers opportunities in the Real Estate Market that are ideal for partners seeking investment in residential, mixed-use, health-care, office and retail development. We bring extensive real life experience to the partnership, with an impressive track record as principal in a wide range of developments from niche projects to master-planned communities.



extensive real
life experience

founded 1994

FEATURED FINANCIAL PARTNERS



IDENTIFY OPPORTUNITIES • DUE DILIGENCE • ACQUISITIONS • CONSTRUCTION MANAGEMENT
STABILIZATION • LEASING • DISPOSITION



LAND DEVELOPMENT DIVISION

The Signorelli Company handles every facet of land development, from acquisition, land planning and entitlements, to engineering and facilitating construction. As a leader in master-planned community development, the Land Development Division delivers a quality product to the families who ultimately live, work and play in a Signorelli community.



We understand the importance of partnering with community leaders and the long-term economic impact we can influence.

community leadership

"The Signorelli Company is a great community partner for New Caney ISD. From their sponsorship of our state-of-the-art Texan Drive Stadium, to their generous donation to The Literacy Academy to improve our classroom libraries, they are always there to help us make a difference in the lives of our students."

Kenn Franklin • Superintendent
New Caney Independent School District



LAND DEVELOPMENT DIVISION

Featured Project:

Valley Ranch 1,400 Acre Master Planned Community

Ideally situated at the intersection of I-69 and the Grand Parkway just north of Downtown Houston is the 1,400-acre master-planned community of Valley Ranch. Thousands of residents enjoy a community full of life, with world class amenities like the community water park, 135 acre Town Grove park and acclaimed

New Caney ISD schools. At build-out, the community is planned to include 2,500 single-family homes and 1,000 multi-family residences. As well as office, healthcare, and the 240-acre Valley Ranch Town Center bringing shopping, dining, entertainment and over 100 acres of parks and lakes to the North Houston market.

Valley Ranch

FULL OF LIFE | A Signorelli Community



Featured Project:

Longmire Creek Estates Wooded Acreage Homesites

Longmire Creek Estates, a 91-acre estate enclave, features an incomparable setting in the rolling hills just minutes from magnificent Lake Conroe and a short commute to The Woodlands. Residents enjoy fishing in

spring-fed Lake Teal, abundant wildlife, and scenic views that provide privacy on their large acreage homesite and an elegant setting for custom homes on heavily wooded estates.



LAND DEVELOPMENT DIVISION

Featured Project:

The Commons of Lake Houston 3,400 Acre Master Plan Community

Five miles of pristine Lake Houston shoreline featuring private sandy beaches and forested parks are just a few of the attractions at The Commons of Lake Houston. The lakeside lifestyle is at its best here, with more than 30 miles of nature trails mean-

dering through the woods connecting 2,000 planned homes at full build out. Boating, fishing and wide, open spaces make The Commons a haven for nature enthusiasts and a unique for living in the city of Houston.

THE
Commons
OF LAKE HOUSTON
A Signorelli Community



Featured Project:

Bella Vita on Lake Conroe

A boutique gated lake-front community steeped in classic Mediterranean traditions. This secluded, close-knit community reflects the prestige of luxury lake-front living, while embracing the down-home

friendly personality of its residents. This is your private Italian Riviera with cool calm water and palm trees swaying in the breeze. Exclusive. Private. Perfect.



LAND DEVELOPMENT DIVISION

Our mission is to develop and build the finest places where families can live, work, shop and play.

The Signorelli Company's developments are meticulously planned for the comfort and convenience of residents and end users. We also develop with the utmost respect for the natural environment and plan amenities that complement the special attributes of each parcel of land. Our team of creative, knowledge-

able industry experts continually strive to deliver the best and most efficient strategies through all aspects of the development process. The land development division delivers quality product for our builder teams and for the families that live in a Signorelli community.

Pebble Glenn, Conroe, TX



Falcon Sound, Conroe, TX



The Commons of Lake Houston
Huffman, TX





“The Signorelli Company continues to play an important role in the future development of East Montgomery County. Our Board’s vision and that of Signorelli’s are consistent in bringing a superb shopping experience, jobs and a better quality of life to our community.”

Frank McCrady • President
East Montgomery County Improvement District

COMMERCIAL DIVISION

The Commercial Division of The Signorelli Company, with over 2.5 million square feet of development in the planning stages or under construction, focuses on ground up development in retail, mixed-use, multi-family and office. The team has hands-on knowledge in all facets of the commercial real estate industry, including leasing, brokerage, management, financing, land development, and building development.



240 acres of retail &
mixed-use

1.5 million
sq ft

COMMERCIAL DIVISION

Valley Ranch Town Center

Valley Ranch Town Center is quickly becoming the premier shopping center where customers can shop, dine and be entertained in Northeast Houston. The first phase of stores opened in the Fall of 2016. The 240-acre mixed-use development is planned to be approximately 1.5 million square feet at completion and will include a 13,500-seat amphitheater, movie theater, splash pad, and fitness facilities in the forward-thinking

entertainment district. Town Grove, a 135-acre park linked by a chain of seven lakes bordering Valley Ranch Town Center, bringing natural beauty into this new urban village. Texan Drive Stadium, a state-of-the-art New Caney ISD football stadium and community event venue, is another attraction in the “downtown” of Valley Ranch.

Valley Ranch
TOWN CENTER

“The Academy Sports + Outdoors grand opening was an amazing success and we had the top sales slot in the entire company! We have received a great deal of complements on how beautiful the store is and the overall Valley Ranch Town Center development.”

Steve Matuszkiewicz • Operations Manager
Academy Sports + Outdoors New Caney





Warren Theater
The Shops at Aspen Creek

COMMERCIAL DIVISION



valley ranch
commerce district

57 acres

1.5 million sq ft of planned
class a office space



Valley Ranch
Commerce District



The Shops at Aspen Creek

The Shops at Aspen Creek

Located in the growing Tulsa, OK suburb of Broken Arrow, The Shops at Aspen Creek is envisioned to be a 400,000-square-foot shopping, dining and entertainment destination with a wide selection of everyone's favorite stores and restaurants. Now open is the 17-screen

Warren Theater, one of the most elaborate and technologically advanced cinemas in the country. Residential development is also underway, with the construction of The Reserve at Aspen Creek, a 240-unit resort-style apartment community.



The Reserve at Aspen Creek

"Marketing and leasing for The Signorelli Company's Commercial Division is very rewarding for our company. They have a great team that knows how to identify and capitalize on unique opportunities. The ideal location of Valley Ranch Town Center in the rapidly emerging northeast Houston corridor is a perfect example."

Eric Walker • Vice President
Capital Retail Properties



The Villas at Valley Ranch



Conroe Country Club
Clubhouse Renovation



HEALTHCARE DIVISION

Our master planned approach to medical development is unique to the industry. With over 200 acres of dedicated healthcare projects in the planning and leasing stages, The Signorelli Company is positioned to play a critical role in this asset class for the foreseeable future. Through this approach, The Signorelli Company, develops large-scale projects blending a broad range of healthcare services from acute-care to academic, research, and life science-related ventures. In doing so we create a better environment for the healthcare industry to thrive.

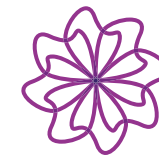


186 acres dedicated to

health & wellness

HEALTHCARE DIVISION

Featured Project:



VIVACITY

MEDICAL DISTRICT AT VALLEY RANCH

Vivacity Medical District is located at the epicenter of growth in Northeast Houston at I-69 and The Grand Parkway. The master planned development is projected to include over 2.5 million square feet of health and wellness facilities, ranging from an acute-care facilities, medical

office buildings to life science, senior living and more. The Medical District will incorporate the next generation of healthcare, including the best-in-class clinical facilities to meet the anticipated healthcare needs for the Greater Houston area.





Homebuilding Division

A longtime staple of the real estate industry, The Homebuilding Division is a dynamic part of The Signorelli Company. With a leadership team boasting over 75 years of combined experience, the division is one of the fastest growing homebuilding companies in Texas. Our extensive track record in construction, architecture and home sales is the foundation for our success. Signorelli has provided quality homes and pride of ownership to countless families in successful neighborhoods throughout the Greater Houston Area. In expansion mode, the division is vigilant in pursuing land and lot opportunities to fuel the growth and success of this division.



houston business journal
top houston area homebuilder

ranked #23



HOMEBUILDING DIVISION

First America Homes

First America Homes builds new homes with a focus on quality and value, while keep in mind what's most important to our home buyers. The financial strength and experience of our company

means peace of mind for you and your family, both during the building process and for years to come.

New Homes from the \$150s - \$300s



Signorelli Homes

With collective experience in development and homebuilding, Signorelli Homes features high quality, single-family homes. Signorelli Homes offers buyers personal customer service, excellent

craftsmanship, energy efficiency and many standard features that other builders consider upgrades.

New Homes from the \$200s - \$600s





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February 2017