



**SV** STANTONVIEW  
COMPANIES

C O M P A N Y   P R O F I L E



SV



# NEW HOMES DIVISION

With over 40 years of homebuilding experience, Stanton View revives a level of excellence and craftsmanship that transcends time. Our experience, reputation, and attention to detail and commitment to service assure you that your building expectations will be surpassed.

Driven by passion and uncompromising dedication, Stanton View have firmly established themselves as Industry leaders in design excellence. We take pride in building homes that are as beautiful to look at as they are comfortable to live in. In addition to setting the benchmark for detail excellence, Stanton View combines the latest construction techniques, old world craftsmanship, and unparalleled customer service to provide its customers with quality and unsurpassed value in their new homes. At Stanton View, we are committed to building homes with this skill and pride of workmanship. We believe in building our homes with the quality and devotion we require in our personal homes.

*Dante Lee*

**(COO Stantonview Homes)**



# OUR MISSION

Stanton View Homes is committed to providing the preeminent housing experience for our clientele. We view our commitment of collaboration with our clients as paramount to customer satisfaction and overall success.

Our breadth of expertise provides clients with a multitude of development services provided by a diverse team that focuses on technical capacity and high quality workmanship.

Driven by passion and uncompromising dedication, we continue to establish ourselves as leaders in design excellence. We take pride in creating developments that are as beautiful to view as they are comfortable in which to live. We combine the latest construction techniques, old world craftsmanship, and unparalleled customer service to provide customers with quality and unsurpassed value in their new homes.

At Stanton View, we are committed to the creation of high quality mixed-income communities with this pride of workmanship. We believe in creating an unmatched experience as our clients advance into the exciting world of homeownership & rentals!







## OUR TEAM

Stanton View Homes has a full-time, fullservice team that has day-to-day responsibility for functions such as marketing; construction services, compliance, budgeting, accounting, and general administration. Our senior leadership includes the following team members:

- ***Jerry Vines, Chief Executive Officer***
- ***Donte Lee, Chief Operating Officer***
- ***Jeremiah Allen, Controller***
- ***Andrew Battle, Senior VP of Operations***
- ***Kimmel Daniel, Division manager of Construction***
- ***Delbert Mixon, Purchasing Manager***
- ***William Hayes, Construction Verification Manager***







STANTONVIEW HOMES





# HOMEBUILDING SERVICES

## **DESIGN BUILD**

How a project starts lays the foundation for how it finishes. This is the overarching principle that guides SV Homes preconstruction services. Our Preconstruction Department consists of individuals with extensive experience in both design and construction, working in concert with the customers, designers and engineering professionals. We offer a variety of preconstruction services ranging from scope development, virtual design coordination, and BIM modelling to conceptual estimating, value engineering and site logistics planning. SV Homes strives to balance the demands of scope, budget and schedule to make each job a true success.

## **PRE CONSTRUCTION**

SV Homes has become an expert in building successful projects using the design-build delivery method. We are committed to a highly collaborative approach that fully engages our client and A/E designer as the project moves from programming through to the completion of construction. Our design-build teams are organized to allow for maximum flexibility yet retain single point responsibilities to ensure smooth project execution. Our depth of knowledge and experience, especially in assessing existing building conditions, is most significant when the design-build process is applied to a renovation or historic restoration project. Furthermore, our experience in building strong relations with building owners, design professionals and subcontractors allows us to create superior teams, fully capable of implementing the most complex project.

## **POST CONSTRUCTION**

We value our work and provide you the confidence of owning/operating a sustainable project. To ensure your satisfaction, we administer a one-year warranty on your project. At any point during the warranty period, simply contact us with any concern you may have with your project. Our post-construction services are designed to ensure not only the quality of your experience, but also the functionality of your facility when construction is complete.







## **OUR STRATEGY**

Stanton View Development uses a “two-tiered” sales and marketing strategy specifically tailored to our mixed-income development business model. This strategy was developed by understanding the needs of potential homebuyers with incomes at varying affordability levels. Since our goal is to create a high quality mixed-income community with every development we undertake, we do not want to set up a client for failure by creating an unaffordable housing experience. As a result, the amount of hands-on counseling and technical assistance we provide in the sales and marketing process is driven by the needs of prospective home buyers.

More specifically, for prospective homebuyers with incomes closer to the higher end of the income spectrum we partner with a number of real estate brokers and housing counseling agencies in order to fill our sales pipeline with interested parties - and this marketing process begins very early on in the development planning process. We then coordinate with the prospective homebuyers through their realtors to assist them in consummating the home purchase transaction. Our process works because our partners have familiarity with 1) our targeted submarket of the District, 2) the ideal purchaser of our housing product and 3) the tools and resources available to help the ideal purchaser buy-in to the homeownership experience we provide. These relationships stem from our reputation across the region as a developer that can provide an urban residential experience in the District of Columbia at an affordable price point.



## LOW-TO-MODERATE INCOME OPPORTUNITIES

For those individuals and families who have low-to-moderate incomes, and may view our housing experience as an opportunity to transition from rental to homeownership, our marketing team takes an extremely hands-on approach. Through the previously mentioned partnerships, we are able to market our developments through word-of-mouth referrals from public and private partners, area housing counseling agencies and other interaction with public and private service organizations across the area.

Once we have a pool of prospective buyers, not only do we ensure that they enroll in a formal housing counseling services program, members of our marketing team advise them regarding their personal credit situation to help prepare them for homeownership.

# N D M A R K E T I N G







STANTONVIEW DEVELOPMENT

# PROJECT CAPABILITIES

**“Pride of Ownership”** is the foundation upon which Stanton View Development builds to provide a high quality experience for our clients, through services such as:

## PROJECT PLANNING

- Site/Building Assessment & Design
- Scope of Work Development & Validation
- Project Management Planning
- Due Diligence Evaluation



## PRE-DESIGN PLANNING

- Project Requirements Evaluation
- Project Schedule Development
- Project Budget Verification
- Project Tracking System Development
- Technical Review for Consultant Selection



## GENERAL CONTRACTING

- Project Specification Development
- Cost Estimates & Analysis
- Procurement of Construction Services
- Ongoing Design Reviews
- Value Engineering & Life Cycle Analysis
- Construction Contract Compliance



## CONSTRUCTION MANAGEMENT

- Cost & Schedule Monitoring
- Construction Document Compliance
- Section 3 Compliance Review
- Quality Control & Assurance
- Construction Inspections









# PROJECT CAPABILITIES cont...

## **SITWORK & INFRASTRUCTURE SERVICES**

Land Clearance & Road Construction, Excavation & Erosion Control,  
Water & Sewer Repair

## **ENVIRONMENTAL REMEDIATION**

Brownfield Excavation & Bioremediation, Soil Vapor Extraction,  
Wetlands Mitigation

## **RISK VS. REWARD**

Stanton View Development operates as an “at-risk” developer, meaning that our business model is not based in speculative development. Not only do we guarantee the private financing sourced for our development projects - demonstrating that we have “skin in the game” on each deal - we develop in phases with an eye toward market demand. This market demand is created by our marketing team and additional sales and marketing partnerships we cultivate across Washington, DC.

More specifically, unless we have buyers for the initial phase of a project, we do not move to the next phase. Why? Accountability ... to ourselves as a business, to our lenders/investors as our partners, and most importantly, to our clients to ensure that we successfully provide a high-quality housing product every time!







# IN THE COMMUNITY



# PROJECT EXPERIENCE

We are always looking for new opportunities to develop new projects and discovery new and innovative ways to develop communities that fit our customer's lifestyle and budget. **Our previous projects include:**

Silver Hill Estates  
Good Meadows  
Sable Point  
Pleasant Park  
Delph's Addition Mariton  
Westwood Reserve  
Foster Overlook Townhomes  
GanntAcres

Holy Glen  
Federal Springs  
Ventura Woods  
Monterey Park  
Stanton View Townhomes

Grandview Estates  
Parkside Townhomes  
Gainesville Court  
Adams Row



## **Future developments and projects that are just underway include:**

Holly Springs ([www.hollyspringnorth.com](http://www.hollyspringnorth.com)) - 79 units  
Lee Ave (Multi-family project)  
Amber Overlook - 36 units  
Gateview - 6 units  
Piatanza Woods & Brooke Summit -56 units  
Harlem Park - 30 units  
Glenarden Hills - 20 units  
Green Castle - 12 units







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