



THE
BREEDEN STANDARD
FROM THE GROUND UP

BREEDEN NEWSLETTER
— 2019 —





BREEDEN

WELCOME FROM THE BREEDEN COMPANY

As a nationally recognized and awarded real estate services firm comprised of Breedden Construction, Breedden Property Management and Breedden Realty, The Breedden Company continues its expansion throughout the region. The Breedden Company's 50+ years of extensive experience has placed us amongst the highest ranked real estate organizations on the East Coast.

We utilize a unique structure of operation to ensure the longevity of our company through long term ownership. The foundation of our organization is sustained by the continued effort and dedication of our employees. We take pride in what we build and we are committed to our ongoing efforts towards economic stimulation and community enhancement.

We are pleased to highlight our community involvement, employee advancements, project updates and information regarding upcoming developments in this edition of The Breedden Company newsletter.

“What makes our business different, the employees. We are serious about what we’re doing and understand the goals and objectives of how to get there. We take pride in what we build and manage.”

- RAMON W. BREEDEN, JR. -
President and Chief Executive Officer
The Breedden Company, Inc.



Ramon W. Breedden, Jr.
Founder, President and
Chief Executive Officer
The Breedden Company, Inc.

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COMMUNITY INVOLVEMENT



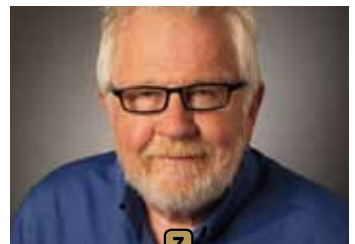
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A RENEWED START



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THE CONSTRUCTION ZONE



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EMPLOYEE RECOGNITION





COMMUNITY & CHARITY

The Breeden Company proudly sponsored the 8th consecutive season of the “Symphony by the Sea” concert series. Music lovers in the area and visitors worldwide enjoyed six performances held at the 31st Street pavilion in Virginia Beach, Virginia. With featured performances by the Virginia Symphony Orchestra, one of the country’s premiere symphony orchestras, the concert series has proven to be a great success for the City of Virginia Beach and the Hampton Roads area.

Our organization took great pleasure in hosting the farewell reception for Assistant Conductor, Ben Rous. Ben was a great inspiration to our community and we wish him great success during his tenure at the University of Virginia.

The Breeden Company looks forward to sponsoring the 9th season of the “Symphony by the Sea” concert series in 2019 and enjoying the talents of the new Assistant Conductor, Gonzalo Farias, as he presents a wonderful array of musical selections.



We are pleased to provide financial support towards the purchase of ballistic vests for the K-9 units of the Portsmouth, Norfolk and Virginia Beach Police Departments. Through our \$60,000 commitment, The Breeden Company is proud to contribute to the safety and protection of the dogs. The donation will help cover the estimated cost of \$2,500 for each custom fitted ballistic vest.

“They give their life for you and they have to have some

protection. It is the least we can do.” said Ramon W. Breeden, Jr., President and Chief Executive Officer of The Breeden Company.

In addition to our contribution to the Portsmouth, Norfolk and Virginia Beach Police Departments, we contribute to several local SPCA and humane society organizations within Hampton Roads, Gloucester/Mathews and the Peggy Adams Animal Rescue League in Palm Beach, Florida.



THE VILLAGE AT WESTLAKE - Richmond, Virginia

The Village at Westlake is a newly constructed 252 unit Enhanced Lifestyle apartment community. We offer the latest in home amenities and community features. We aim to add comfort and convenience to your daily life. Our overall goal is to provide a safe community you can come home to relax and unwind. Our homes offer large expansive windows, spacious walk-in closets, carpeted

and plank style flooring and washer/dryer connections. The community features great views, meticulously landscaped grounds with friendly management and maintenance personnel. The ideal location offers convenient access to Chesterfield Towne Center, Stony Point Fashion Park, Powhite Parkway, Richmond's Fan and Museum Districts.



THE MARQ - Virginia Beach, Virginia

THE MARQ, a 264-unit luxury apartment community in Virginia Beach is in close proximity to Town Center and reflects the emphasis of today's renters on connected and social living. Gathering courtyards, grilling areas, an activities lawn, a resort-style pool, children's playground, a club room, business center and gaming area, and a state-of-the-art fitness center invite residents to have fun

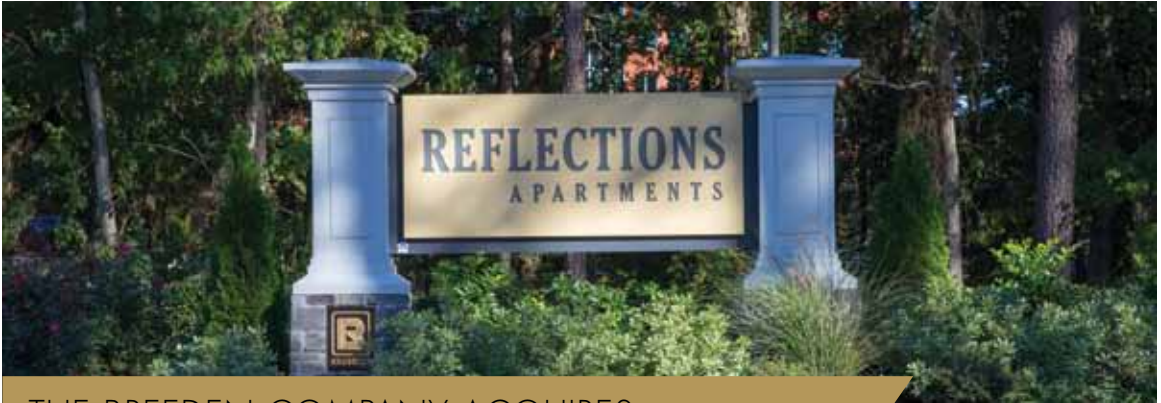
and make memories. The apartments feature lighted ceiling fans in both living and bedroom areas, designer engineered vinyl plank flooring, plush low pile carpet, and a sleek stainless steel appliance package. THE MARQ features Cox gigablast technology, wall-mounted recessed connections and so much more.



THE NEST ON 17 - Carrollton, Virginia

The Nest on 17 is The Breeden Company's newest addition to Carrollton, Virginia! Our BRAND NEW luxury apartments offer designer features and resort-style amenities at your fingertips. Surround yourself with elegance, uncompromising service and a lifestyle you deserve. Nest on 17 offers one, two and three bedroom apartment homes to choose from. Consisting of 208

apartment homes, The Nest on 17 was designed with comfort and convenience in mind with beautiful hardwood flooring, state of the art stainless steel appliances, over-sized closets, garden tubs, washer/dryers and fabulous pool and beautiful views from your private balconies or patios.



THE BREEDEN COMPANY ACQUIRES REFLECTIONS AT VIRGINIA BEACH APARTMENTS

Virginia Beach, VA – One of the Mid-Atlantic's largest real estate companies announces the latest addition to its robust real estate portfolio. Located off South Lynnhaven Road, Reflections at Virginia Beach has been added to The Breeden Company's residential community choices. An acquisition investment of approximately \$61 million, Reflections at Virginia Beach features 480 units with a combination of one and two bedroom apartment floor plans and is undergoing extensive interior and exterior renovations.

RENOVATION PROJECTS

While The Breeden Company has grown into a nationally recognized real estate services company that is one of the most valued on the East Coast, the family owned and operated company will always invest first in its own backyard.

Stonebridge Apartments (Chesapeake) – 138 Units \$5.5 Million (138 units Under Renovation/18 Newly Constructed Units)

Stonebridge is located in Chesapeake, Virginia at the intersection of Portsmouth Boulevard and Dock Landing Road, on the shores of the Elizabeth River's Western Branch. The Chesapeake Square Mall is within a 2 block distance from your front door. Within the community, our residents are able to enjoy a 24 hour fitness center equipped with the latest in exercise equipment, a sparkling swimming pool, picnic and grill area. Each apartment is equipped with the latest and best amenities for your living comfort and enjoyment. Our quality construction offers energy efficient apartments featuring insulated windows and steel doors; and to further reduce your utility costs, we also offer energy efficient heat pumps for your year-round comfort. The Property is undergoing a full renovation and the addition of 18 additional 3 bedroom units.



Emerald Point Apartments (Virginia Beach)

Renovations of Emerald Point Apartments reaches the final stages of completion. The \$11.5 million undertaking began in 2013 on the property originally built in 1968. With almost 1,200 residents and 863 units, Emerald Point is the second largest community in the Tidewater region. The Emerald Point renovation spanned over 65 acres of land with both interior and exterior renovations to include new kitchen and bath cabinets, counters, fixtures and lighting. The improvements to the community have been well received by current and new residents alike. Leasing as quickly as they are completed, the renovated units are primarily being reserved by residents new to the Emerald Point community.





Pinewell Station - Norfolk, Virginia

Breedan Construction commenced construction of The Breedan Company's latest Enriched Lifestyle community, Pinewell Station, located in Norfolk, Virginia.

Consisting of 145 units, the community will include high-end interior designs, a well-equipped media center, hospitality bar, business center and resort-style amenities.

This six acre project, with an estimated value of \$30 million, will offer a mix of one, two and three bedroom units and a clubhouse. The 4-story podium design will provide a state-of-the-art fitness facility with a roof deck lounge that offers a marvelous view of the Chesapeake Bay and the Oceanview Golf Course.

We are proud to be a contributor to the city's growth and we look forward to establishing a long-lasting relationship with the residents of the community. We will begin our leasing efforts in the Summer of 2020.



Allure at Jefferson - Fredericksburg, Virginia

The Breedan Company began leasing efforts for the first phase of luxury apartments of its newly constructed community, Allure at Jefferson. Located in Fredericksburg, Virginia, the first units were delivered in Winter of 2019.

The \$85.5 million investment, offering a mix of one, two and three bedroom luxury units, is adjacent to Jefferson Davis Highway and less than 2 miles from I-95. Nestled between Richmond and Washington, DC, the community offers an environment perfect for living, working, or playing.

Prospective residents can expect the classically styled architecture with high quality amenities and fixtures throughout the community.

Employee of the Year - AZ Sharpe



The Breeden Company recognizes AZ Sharpe as the recipient of the 2018 "Employee of the Year" award. As the first recipient of this award, AZ was acknowledged for his outstanding performance, unconditional commitment, and enduring dedicated service during his employment tenure. AZ's nomination was confirmed during an extensive

process consisting of reviews from two committees comprised of employees within the organization. The established process allowed for consideration of all employees of The Breeden Company. Congratulations AZ!!! Thank you for all you have contributed to the success of The Breeden Company.

Promotions

The promotion of employees within our organization is a standing commitment to our team. Through the growth and progression of our employees, their advancement conveys sustainability within the investment we promote. The Breeden Company congratulates our team on their advancement and we look forward to your outstanding performance and continued contribution.



KELLI STANLEY was promoted from Assistant Manager at Marshall Springs at Gayton West to Property Manager of The Village at Westlake.



TODD RAY was promoted from Assistant Service Manager/Tech at Marshall Springs at Gayton West to Service Manager at The Village at Westlake.



TONYA DULEY was promoted from Property Manager at The Marq Apartments to Property Manager at The Allure at Jefferson.



SHANNON GREGORY was promoted from Leasing Agent to Property Manager at Ashton at Oyster Point.



LIZ EDWARDS has been promoted from Property Manager at Stonebridge to Property Manager at Ashton Village.



CLAUDIA ALVAREZ was promoted from Community Manager at Montgomery Square to Manager at Pembroke Lake Apartments.



NICOLBI DANIELS was promoted from Property Manager at Harbor Vista at Crawford Street to Property Manager of Aqua on 25th.



HEATHER MERCADO was promoted from Community Manager at Pembroke Lake to Community Manager at Reflections at Virginia Beach.



COREY TAYLOR was promoted from Service Manager at Pembroke Lake to Service Manager at Reflections at Virginia Beach.



TRAVIS POWROZNIK was promoted from Project Executive for Breeden Construction to Vice President of Breeden Construction.



DANA E. WILSON was promoted from Public Relations Manager to Vice President of Public Relations and Corporate Communications.



ANTHONY HARRISON was promoted from Service Manager at Hunter's Mill Apartments to Service Manager at Cambria at Cornerstone.



RA'SHAUN HOWARD was promoted from Maintenance Tech at Eagle Harbor Apartments to Service Manager at The Nest on 17.



DOMONIQUE ROBINSON was promoted from Maintenance Technician to Maintenance Supervisor at The Villages of Stoney Run.



CHANTA WILLIAMS was promoted Assistant Manager at Townes at Jones Run to Property Manager at Apex at Ashton Green.

THE BREEDEN COMPANY

INSPIRING PLACES

LIVE WITH US

Carrollton

Eagle Harbor
Eagle Harbor II
The Nest On 17

Chesapeake

Red Knot At Edinburgh
Stonebridge
Willow Oaks
Woodbriar

Fredericksburg

The Allure at Jefferson

Glen Allen

Marshall Springs

Hampton

Briton Trace

Newport News

Apex at Ashton Green
Ashton at Oyster Point

Newport News

Featherstone
Featherstone South
Parkside at Charles Street
Stoney Run 98
Stoney Run AOR
Stoney Run Breezeway
Townes at Jones Run

Norfolk

Water's Edge

Portsmouth

Ashton Village
Harbor Vista at Crawford Street
Montgomery Square

Richmond

Reflections of West Creek
Reflections of West Creek II
Village at Westlake

Virginia Beach

Aqua On 25th
Ashbrook
Auburn
Bonney Trace
Cambria at Cornerstone
Cambria Phase II
Chapel Lake
Chatham Square
Emerald Point
Hunter's Mill
Pembroke Lake
Redmill Landing
Reflections at Virginia Beach
Thalia Commons
The Marq
Thousand Oaks
Vantage

Yorktown

Yorktown Arch

SHOP WITH US

Carrollton

Eagle Harbor

Chesapeake

Orchard Square

Newport News

The Villages of Stoney Run

Portsmouth

Montgomery Square

Richmond

Towne Center West

Virginia Beach

Auburn Place Shoppes
First Colonial Building
Great Neck Professional Center
Great Neck Square
Parkway
Providence Square

Virginia Beach

Ashbrook Outparcel
Lynnhaven Commons
Red Mill Landing
Renaissance
University Shoppes
Village Shoppes
Yorktown Commerce Center

Yorktown

Village Square Kiln Creek



www.thebreedencompany.com

The Breeden Company is a nationally recognized real estate services company with over 50 years of expertise in every facet of the industry. Breeden Property Management, Breeden Realty and Breeden Construction are the three major subsidiaries of The Breeden Company, with a combined portfolio of approaching 12,000 apartments, over 2 million square feet of retail and office space and an additional 1,700 residential homes. Both Breeden Property Management and Breeden Construction are national award winners on their own merit and provide third party services to select clients. Family-owned and operated since 1961, The Breeden Company has grown into one of the most valued real estate development firms on the East Coast.

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