

Residential Land Development Projects



Drummond Village: A 400 unit single-family subdivision over 180 Acres. We purchased, developed, and marketed the project.

Olde Salisbury: A 100 Unit, Award Winning Design, project. A great, Craftsman Style, single family residential neighborhood. We purchased, developed, marketed, and built out this project.

Olde Statesville: A Sister project to Olde Salisbury with the same award winning design features. This subdivision is already at 170 units with a build out potential of 300 additional units in continual phases.

Stone Terrace: An 81 unit Single Family Home Subdivision in located in downtown Winston Salem, NC. We purchased, developed, and marketed this project.

Stone Bridge: A 60 unit Single Family Home Subdivision we purchased, built, and marketed.

The Reserve: A Craftsman and Traditional designed neighborhood in Salisbury, NC. The initial phases of this development produced 60 Single family Units. An additional 120 units are currently in planning.

Faith Farms: A 100 unit Single Family Subdivision located rurally just outside of Salisbury and Faith, NC. This provided a great niche to Homebuyers trying to avoid City taxes. We purchased, developed, marketed, and built in this project.

Harris Crossing: Mixed use Development Including 100 Residential units and 100,000 Square feet of Commercial Space. Currently in negotiations with gas stations, Walgreens, CVS, Several Major Grocery Store Chains, and will fill in with boutique retail. We purchased, developed, marketed, and will construction manage the commercial component of this project.

Davidson Woods: 79 residential lots purchased, developed, marketed and built 50+ homes.

Swan Crossing: 25 residential lots we marketed and built upon.

Georgia Mills: A 70 unit Single Family Subdivision in the burgeoning area of Troutman, NC near Mooresville/Lake Norman.

Grants Creek Multi-Family Project: 60 Units of Townhomes off Airport Rd in Salisbury, NC. We are building, leasing managing the entire project.

SouthWood Duplex: 30 unit duplex development we built and lease manage – currently under construction.

Murdock Estates: Property purchased and under entitlement process to create a Townhouse Apartment use property.

Windsor Point: 9 Lot subdivision on Lake Norman (6 waterfront, 3 off water), we successfully took through entitlement process and marketed through sale to another developer.



Commercial Projects



Firehouse: 27,000 square feet total. One of our proudest buildings, The Firehouse is a mixed use Historic Downtown Salisbury project consisting of 9000 square feet of Retail/Restaurant/Office space and 18,000 square feet luxury apartment space.

Pegram Building: 9,000 Square Feet of Office Space

Brawley Crossing: Project we are currently under construction on and will additionally contain our new home office as well. It consists of 15,400 square feet of retail/office space.

Porky's Restaurant: Bar-B-Q Restaurant located in Taylorsville, NC.

Marlow's Restaurant: Home-style Cooking Restaurant located in Salisbury, NC.

HWY 29 Tile Shop: Constructed and up fit building for a local Tile merchant in Salisbury, NC.

I-85 Trucking Center: 40 acres fronting I-85 under development. Currently leasing frontage property to large scale Trucking outfit.

Locust Bank Project: Planning and Development of property, and construction of bank in Locust, NC

Pumpkin Center Mini Storage:

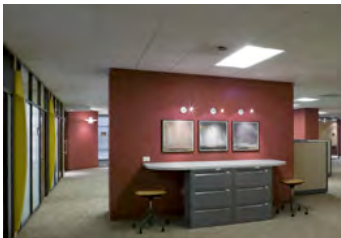
8,800 expandable to 103,650 square feet of mini storage space we are building and will manage.

Landis Mini Storage Center:

96,000 square feet of mini storage space we are building and will manage.



Tenant Improvements



The Tile Store

Interstate Auto Auction

Frito-Lay

Lake Lawyers

Wave Energy Drink

Blue Ridge Savings Bank

Porky's Restaurants

Marlow's Restaurant

Pegram Insurance

MiCasa Real Estate

CCB Real Estate

Knights HVAC

Allstate Insurance Co.

Salty Caper Restaurant

Rowan Diagnostic Center

Front Porch Properties

CinchPoint Financial Services

LongCut Record Studios

Palmetto Bus Sales



PILOTDEVELOPERS

Residential Housing



The multi-disciplined Pilot Developers of today began as Pilot Homes in 1996. At the heart of our business we are a full service construction company dedicated to providing the highest level of quality and workmanship.

We have built residential housing for municipalities, colleges, non-profit organizations, and many individuals across North Carolina.

The first years we focused primarily on building in exclusive communities in which Pilot was able to build every house. Along the way we began building larger more custom projects of the residential and custom variety.



Recent projects include a \$2 million dollar custom estate house on lake Norman, a \$1.25 for market (spec) house, a \$1 million renovation of a farm house in Davidson County, and a live/work space in Salisbury with over 20,000 square feet of space.

In the past ten years our team has built over 750 homes and built more over 18 neighborhoods.



With a rededicated focus to build more custom properties our housing team is now dedicated to creating a luxury home building market with a commitment to the same hard work, high quality, and integrity that has made our company successful.



Our Team

Micheal “Mike” Eaton- partner

After completing college at East Carolina, he became a respected Wall Street investor at some of the leading firms in New York City. He has a strong background in finance, bonds, investments, and banking. Mike heads the acquisition and investment capital divisions within Pilot. Mike works on all aspects of site acquisition including due diligence, contracts, site selections, highest/best use, and project financing. He guides the company's vision regarding investment practices and ensures that each project is appropriately chosen and well financed, helping insure the ultimate success of the company.

Brad Penley- partner

A graduate of North Carolina State University, Brad oversees the daily operation of the residential land development division of Pilot. Currently Brad is developing a portfolio of over 1000 single-family home sites across 14 separate projects in the Carolinas. Taking a top down approach to management Brad works with the individual investors, the municipal government, regulatory agencies, and sub contractors on all Pilot projects. Through his years of experience Brad his clients include large homebuilders such as Lennar Homes, CP Morgan, Adams Homes, Ryan Homes, as well as a strong contingent of local homebuilders.

Eric Wood- partner

Graduated from University of North Carolina in 1996 with B.A in Business Administration with a focus on Business Law and Real Estate. After college opened Pilot Realty & Development Company engaging in residential construction and sales. Created Pilot Homes as a production home building company to focus on the residential housing markets in the Piedmont region of North Carolina. Most recently Eric has overseen the development of commercial projects including restaurants, banks sites, large office buildings, and multi-family projects.

Support Staff

Fran Whitlock- administration & compliance

Jennifer Simmerson- project coordination

Clayton Mayberry- site foreman

George Jimenez- communication

Allen McKinney- site sales