

CROWNSTONEGROUP.COM



Financial Advisors for Investment Real Estate

Crownstone x VRA Realty Commercial

In 2023 Crownstone aligned with VRA Realty Commercial. This strategic move allows us to provide our clients with the same level of impeccable service and insight, now backed by an agile, growing local brokerage with National and International influence.

OUR HEADQUARTERS

Crownstone Investment Group is headquartered in the Northeast and Mid-Atlantic Regions with the main office located in West Chester, PA. The principals regularly travel to their other office locations spread throughout NY, NJ, PA, DE and MD.

OUR MISSION

Our mission is to create and preserve wealth through market knowledge, careful analysis, responsible management and diligent execution of commercial real estate investments.

OUR VALUES

God, Family, Business



OUR COMPANY

Crownstone Investment Group is a team of Commercial Real Estate Investors, Developers & Brokers headquartered in the Mid-Atlantic and Northeast Region. We are proud partners of the rapidly growing VRA Realty Commercial.

As a full service firm, CIG's focus is on Investment Sales, Advisory and Development of Apartment Complexes and Retail Properties, as well as Industrial, Mixed Use, Land Development and Office transactions.

We have contributed to sales and leasing in excess of \$500,000,000 over the past several years in PA, DE, NJ, NY, MD, TX, VA, FL, IL, OH and MI and have built thousands of valuable relationships throughout the industry to best serve our partners, our friends, our fellow agents, and our clients.

A large segment of our business is working with clients to facilitate 1031 Exchanges. From selling their relinquished property, to procuring and negotiating their replacement property, we take both sides from the initial conversation to the closing table. Not only do we understand the details of the process, we're connected with top National and Local Lenders, Qualified Intermediaries, Title Companies and Real Estate Attorneys to ensure your success.

At Crownstone Investment Group, we understand the value of maintaining winning relationships by creating and preserving wealth.



Brady Carroll
Founder/Director

RECENT CLIENT SUCCESS



SMYRNA, DE

Governor's Place Townhomes

120 Bi-level Townhome Units

Excellent Unit Mix of 1, 2 and 3 Bedroom Apartments

PHOENIXVILLE, PA

303-305 Main St.

8 Unit Multifamily

Great Value Add Potential.

RECENT CLIENT SUCCESS



WILMINGTON, DE

Meetinghouse Village Apartments

11 Unit Value Add Multifamily Property

Three-story, 12,000 SF Structure with a Great Unit Mix



MARCUS HOOK, PA

22 Unit Multifamily Portfolio

Portfolio Consists of 7 Rental Properties

(2) Single Family Homes, (4) Triplexes, (1) Quadraplex.

RECENT CLIENT SUCCESS



HARRISBURG, PA

Hillcrest Apartment Portfolio

Portfolio Consists of Four Separate Buildings
(1) 13 Unit, (1) 4 Unit, (1) 3 Unit, (1) 3BD Townhome

PHILADELPHIA, PA

8 Unit Multifamily Investment Property
Unit mix consists of (4) 2 bedroom/1
bath, (2) 1 bedroom/1 bath, and (2)
Studio units

RECENT CLIENT SUCCESS



COATESVILLE, PA

Doe Run Apartments and Mobile Home Park
18 Unit Investment Property
Consisting of 13 Mobile Homes and 5 Apartments



MILLSBORO, DE

Cloverleaf Apartments
Fully Occupied, Value Add 10 Unit Apartment
Building with Dedicated Parking

RECENT CLIENT SUCCESS



LANDSDOWNE, PA

9 Unit Multifamily

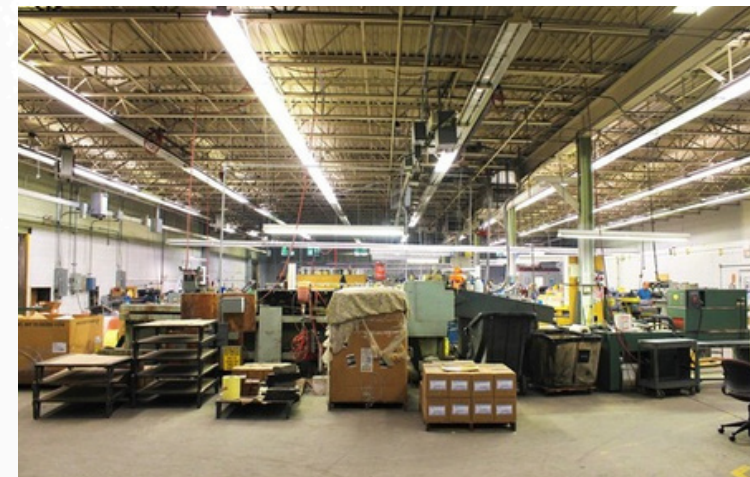
This Value Add Property consists of (7) 1 bed 1 bath units and (2) 2 bed 1 bath units



COATESVILLE, PA

7,000 Square Foot Industrial Flex Space Situated on a Fenced-in 2.7 Acre Lot, this property makes for a great investment or space to operate a business.

RECENT CLIENT SUCCESS



BELLMAWR, NJ

One-story, 50,300 SF Light Industrial Building.
The Building Offers 5,930 SF of Office and 44,370
SF of Open Warehouse Spaces.

CONSHOHOCKEN, PA

5,000 SF of Prime 2nd Floor Office Space for Lease
offering great views and Abundant Natural Light.
Elevator, Central Lobby, and Large Paved Parking Lot.

RECENT CLIENT SUCCESS



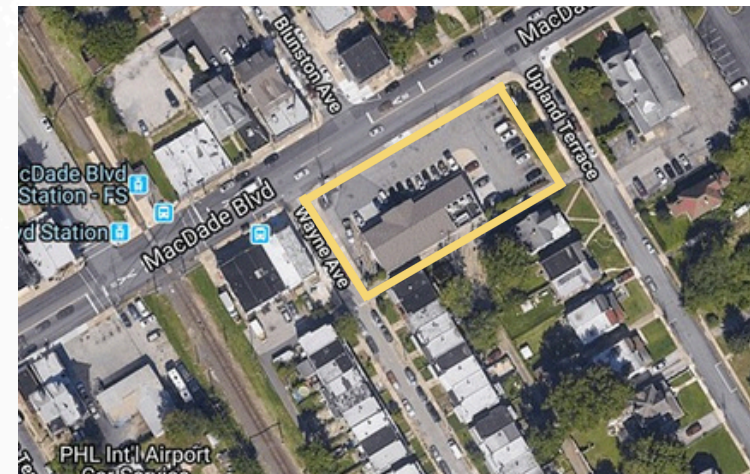
BRYN MAWR, PA

Main Line Medical Specialists Building
Strong Performance History for Medical Professionals, Exciting Location Neighboring Bryn Mawr Hospital.

WEST CHESTER, PA

A 19,043 SF Office / Flex Condo Building Located Directly Next Door to the Brandywine Airport. 16' Clear Ceiling Height, 2 New 10' x 10' Drive-In Doors.

RECENT CLIENT SUCCESS



COLLINGDALE, PA

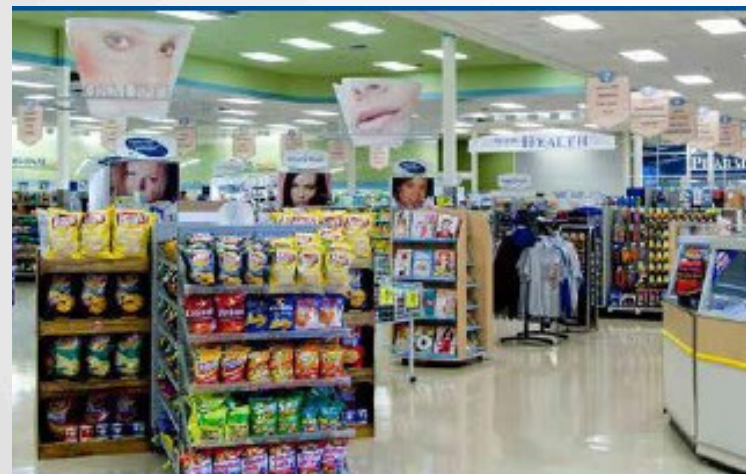
5,119 Square Foot Former WAWA Building. Well Located and Highly Visible. It Features a Newly Updated Interior/Exterior, 20+ Parking Spaces.



EXTON, PA

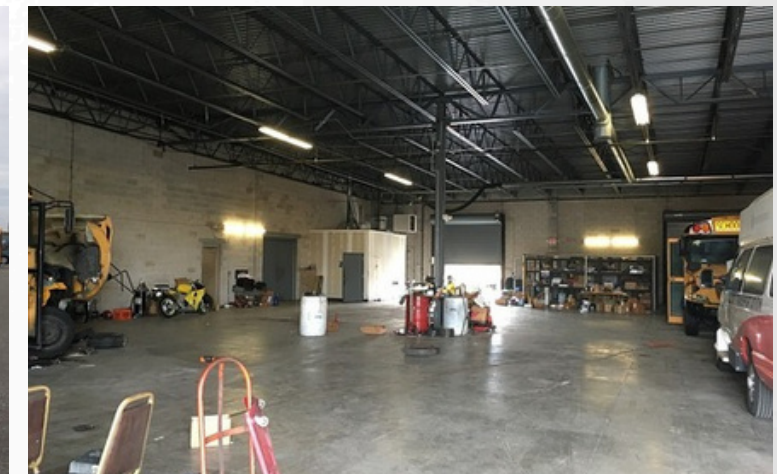
5,266 SF Retail Property with 300 Feet of Frontage on Route 30 Right Across from the Entrance to the Exton Square Mall. Traffic Counts Over 30,000 VPD

RECENT CLIENT SUCCESS



SELBYVILLE, DE

Single Tenant NNN Leased Investment Fully Occupied by Rite Aid with 9.7 Lease Years Remaining on the Base term with Corporate Guaranty and Zero Landlord Obligations.



PHILADELPHIA, PA

The Property Consists of a 23,000 SF Flex Building on 3 Acres. Built in 2012, the Structure has Been Very Well Maintained and Looks like New.

RECENT CLIENT SUCCESS



PHILADELPHIA, PA

15-Unit Mixed Use Property



CHESTER, PA

48-Unit Garden Style Apartment Building



HAVERTOWN, PA

2 Medical Office Condos

PAST CLIENT SUCCESS – NEW DEVELOPMENT



WEEHAWKEN, NJ

8 Townhome Development with
New York City Views



BAYONNE, NJ

45 Unit Development Site
On 20,000 SF Corner Lot



ALLENTOWN, PA

117 Unit Multifamily Development



HARRINGTON, DE

Advanced Auto Parts
Shopping Center Out Parcel

PAST CLIENT SUCCESS – SHOPPING CENTERS



MILTON, DE
Clipper Square Retail Center
40,000 SF Shopping Center



HARRINGTON, DE
Harrington Midway Shopping Center
100,000 SF Grocery Anchored Center



LEWES, DE
Advance Auto, Domino's Pizza, Minute Loan
New Construction Multi-Tenant NNN



SELINGROVE, PA
Susquehanna Plaza – Value Add Retail Strip
Center MedExpress, AT&T, Aspen Dental

PAST CLIENT SUCCESS - INDUSTRIAL



LONG ISLAND CITY, NY
52,000 SF Industrial Property



HOBOKEN, NJ
200,000 SF Industrial Property



JERSEY CITY, NJ
Warehouse Development Opportunity



BARRINGTON, NJ
140,000 SF Industrial Property



SCHWENKSVILLE, PA
20,000 SF / 3.9 Acres

PAST CLIENT SUCCESS - MIXED USE



JERSEY CITY, NJ
17 Unit Corner Mix



TENAFLY, NJ
15,000 SF Mixed/Retail/Office/Residential



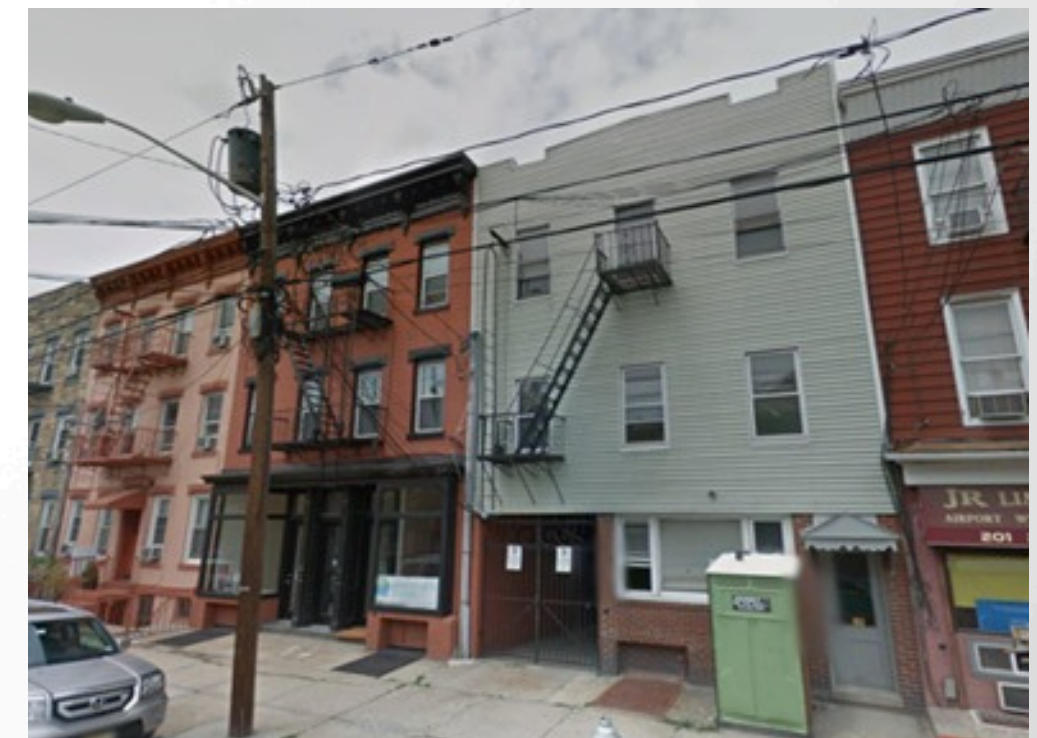
JERSEY CITY, NJ
12 Unit Value Add



HOBOKEN, NJ
6 Unit Corner Mix



JERSEY CITY, NJ
4 Unit Value Add



JERSEY CITY, NJ
9 Unit Mixed Use

PAST CLIENT SUCCESS – RETAIL



ALLENTOWN, PA

Davita Dialysis

Brand New 15 Year Corporate - Guaranteed Lease



CHICAGO, IL

Wendy's

New 15 Year Corporate - Guaranteed Lease



SARGENT, TX

Dollar General

Brand New 15 Year Term



NELSONVILLE, OH

Advanced Auto Parts

8 Years Remaining on Lease



WINCHESTER, VA

Pep Boys

9 Years Remaining on NNN Lease



NEWPORT NEWS, VA

Aaron's Furniture

10 Years Remaining on NNN Lease

CROWNSTONE CLIENTS



CROWNSTONE AFFILIATES



www.1031corp.com

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