

The Grallin logo, consisting of the word "Grallin" in a white serif font, is centered within a solid black square. This square is positioned in the upper right area of the slide, partially overlapping a large red triangle that points downwards.

Grallin

Use Your Land WISELY!

Real Estate Development Portfolio

Grallin Corporation
www.grallin.com

We are real estate Development Entrepreneurs

Grallin is a real estate development company that strategically acquires, develops, constructs, and delivers residential and mixed-use assets throughout Ontario, Canada.

We also provide our clients and joint venture partners with a comprehensive range of development project management and consulting services.



How do we approach Development Projects & J.V. Partnerships?

During the real estate development project, Grallin team will go through many complex financial and technical stages. Understanding market dynamics, property potentials, estimating costs and benefits, and leading a team of experts to design and analyze different scenarios for the development projects to make the best decisions possible are all part of what we do for our real estate development project and J.V. partnerships.

Since developing real estate is an ongoing process, and each stage lays the foundations for the next, Grallin, an experienced development company, will be engaged from the beginning. Earlier in the development process, decisions taken (or not made) might significantly impact later. One of the expertise that Grallin brings to the projects is knowing how early and proper decisions later affect the development success and project profitability.



REAL ESTATE DEVELOPMENT PROCESS

Grallin

Acquisition

Entitlement

Construction

Analysis & Structuring

- Concept Development
- Due Diligence & Zoning Review
- Highest & Best Use Studies
- Feasibility Studies & Business Plan
- Pre-submission Preparation
- Project Master Planning
- Finance Negotiations & Proforma

Design & Planning

- Design Development
- Development Application
- Municipal Approvals
- Development Cost estimation & Scheduling
- Permit Set Drawings
- Asset Management

Pre-Construction & Construction

- Construction Permitting
- Cost Estimate & Financial Reporting
- Tendering and Risk Assessment
- Contract Drafting & Review
- Construction Management
- Procurement Management
- Occupancy Management

Portfolio

Development Projects



Featured Project

Churchhill Estates

Grallin



Type: Residential, Estate properties

Location: Alliston, Ontario

Specifications: 80 units (4 phases), Estate lots

Featured Project

The Prestige

Grallin



Type: Mixed-Use, High Rise

Location: Consumers Rd., Toronto

Specifications: 1,100,000 Sq.ft, 3 towers, 28-32 Storyes

Featured Project

The Oakbrook

Grallin



Type: Residential, Low Rise

Location: Brooklin, Whitby

Specifications: 65 units, Town House Project

Featured Project

Davis Condos

Grallin



Credit: ERA Architects

Type: Mixed-Use, High Rise

Location: Newmarket

Specifications: 260,000 Sq.ft, 3 towers, 8-12 Storyes

Featured Project

The Ravine Castles



Type: Residential, Low Rise

Location: Trench Street, Richmond Hill

Specifications: 24,000 Sq.ft, Detached Houses

Featured Project

EG Industrial Space

Grallin



Type: Industrial & Employment

Location: Davis Dr., East Gwillimbury

Specifications: Phase 1: 40,000 Sq.ft,

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