



**JOHNSTON GROUP**  
DEVELOPMENT & CONSTRUCTION



Johnston Group's project delivery system is a completely customizable solution designed to make your project vision a reality, no matter what stage of the development process you're in — or what level of involvement you need.

Combining practical design with expert-led real estate development and construction services, our unique and coordinated approach increases efficiencies, streamlines approvals, and makes things happen quickly.

We provide the tools and techniques needed to ensure your project runs smoothly — freeing up your time and allowing you to focus on what you do best.

**Inc.  
5000**

**SFBJ's  
2020**

**FASTEST  
GROWING  
COMPANIES**



# Always Moving Forward

## **ABOUT JOHNSTON GROUP**

Johnston Group is a highly dynamic organization with a proven track record of successfully moving projects from conception to reality.

Rooted in the management of complex real estate development projects, our unique owner's perspective allows us to maximize value and increase efficiencies like no other.

Our turn-key real estate, development, and construction services range from site selection, due diligence and acquisition through complete project design, approvals, permitting and construction.

Through our unique Full Circle Development™ project delivery system, your development project is streamlined from the very start and all the way through to completion, occupancy, leasing and/or disposition. Our fully-customizable solution meets your project's exact needs whether in real estate, development, design and/or construction.

With Johnston Group's skilled team by your side, you can be confident your project will be professionally managed throughout its life cycle. Our mission is to deliver predictable results, on-time and within cost expectation, with minimal surprises.

# Everything You Need

## FULL CIRCLE DEVELOPMENT™

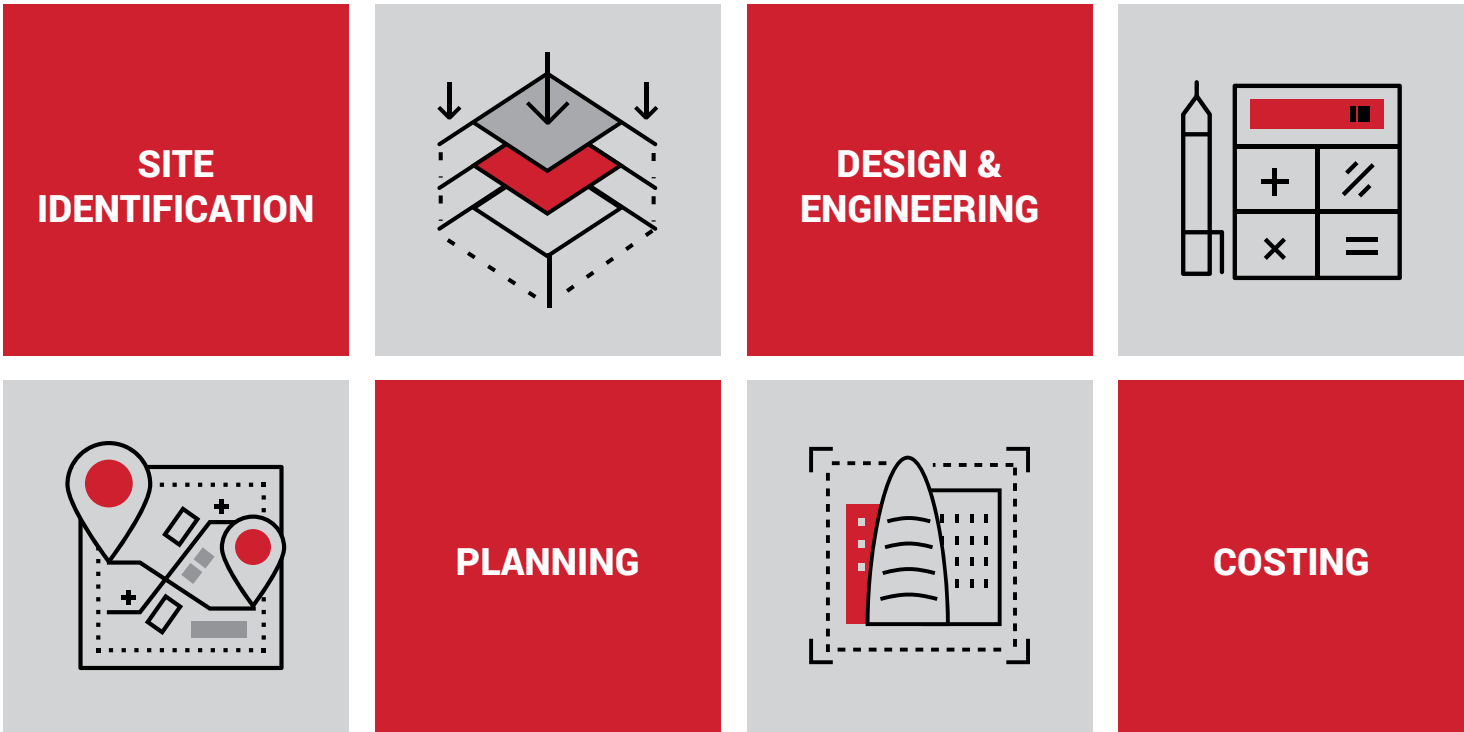
Johnston Group’s revolutionary, streamlined approach to the traditional design build formula.

Acting as a single point of contact, our in-house professionals work with you every step of the way to deliver a unified solution for your project. Our diverse and talented team brings together multiple facets of expertise and strategic thinking to plan, anticipate obstacles, maximize value, and eliminate challenges.

Commencing with property acquisition and following our methodical approach, we directly manage each phase of your project — starting with site identification and then leading the way through every facet of the design, development and construction process — to deliver your project intact, and exponentially greater in value.

Our development and design team is directly responsible for every aspect of your project and proactively sources the most appropriate consultants to meet specific project needs. We maintain and draw upon a strong stable of available resources including architects, engineers, land planners, and every other professional needed to deliver cutting-edge, cost-effective design.

## OUR STREAMLINED APPROACH





## **EFFICIENCY. DEDICATION. RESULTS.**

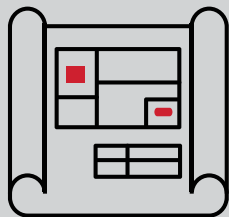
Our complete delivery system addresses your project's aesthetic, functional, and budgetary requirements up front and we bring our financial and project management skills, extensive industry relationships, and solid dedication to every aspect of your project, from pre-construction to completion.

Johnston Group is led by people who understand your goals and know what's important to you and your project. Our insight and understanding from the owner's perspective allows us to provide you with the strategy, resources, expertise, predictability and stability needed to complete your project with maximized results. Our instinct and intuition minimize surprises and allow us to solve issues quickly and effectively, saving time and money in the process.

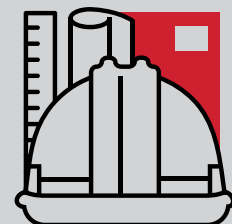
Full Circle Development™ results in centralized responsibility, reduced fees/costs and measurable time savings. Our design/build system completely eliminates the costly and time-consuming value engineering process, and provides for open and streamlined communication between the design and construction teams resulting in faster implementation of design directives.

We understand when it comes to developing and building projects that time is money, and we continuously strive to complete projects ahead of the established schedule.

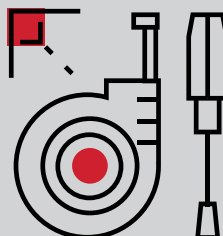
**CONSTRUCTION  
DOCUMENTS**



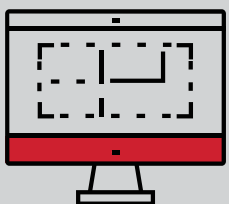
**FINISHES  
& DETAILS**



**PERMITS  
& PLANS**



**CONSTRUCTION**













# Exactly What You Need

When you don't need a full-service solution, our services are customizable to complement what you already have. With extensive expertise in development, project design, construction, and real estate, our team is perfectly suited to fill in the gaps and work seamlessly with your existing team to deliver your project with precision.

## DEVELOPMENT

Our real estate development professionals manage every facet of the development process from due diligence and continuing through complete project design, approvals, entitlements and permitting.

With an unrivaled understanding of the property process, our development team will identify the path of least resistance and develop any necessary contingencies for overcoming potential obstacles along the way.

Our collaborative approach ensures the daily management of your project is always handled with precision and accuracy. Whether you need help finalizing details or would like an expert on hand to guide you through the entire process, our team is here to help ensure your project is completed successfully.

## PROJECT DESIGN

Working with our in-house design staff or with your selected architect and engineers, we provide a complete design solution for your project.

Our architectural and engineering team can quickly transform your ideas from concept to completed design, producing high-quality construction documents that meet both your criteria and the requirements of the applicable building codes.

Johnston Group's design team seamlessly coordinates with our construction team to implement cutting-edge techniques based upon real-world experience in the field thereby improving efficiencies and eliminating unnecessary costs.



## CONSTRUCTION

Rapidly transitioning projects from the design and development phase into construction and then driving them to completion is what our construction team does best.

Our construction group has the ability to oversee your project from start to finish, either as your certified general contractor or working on your behalf as owner's representative to oversee the construction team of your choice. Fully licensed and insured to provide complete construction services for ground-up developments, renovations, and interior build-outs, we make sure your project runs smoothly and is completed on time without any unwarranted cost overruns.

Our open-book bid process ensures you always have a clear picture of how we build and manage project costs.

## REAL ESTATE

Our brokers and real estate agents are here to assist you with all aspects of your project — from the site selection and acquisitions stage to the final leasing and/or disposition of your completed project — we manage the entire process for you.

From existing buildings ready for remodeling to raw land that is prime for development, our real estate team sources the perfect solution for your requirements.

We look for suitable properties that fall within your cost and use parameters to meet your project objectives, assisting you with sourcing capital if necessary, and then negotiating the best terms for your selected site. Our site evaluation services include feasibility studies and environmental assessments to maximize your development's potential.



## OUR FORMULA FOR RESULTS

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**TALENTED  
PEOPLE**



**PROVEN  
PROCESS**



**INDUSTRY  
EXPERTISE**



### **RYAN JOHNSTON** CEO | PRINCIPAL

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Leveraging over 20 years of industry experience, Ryan Johnston is recognized for his active participation in real estate development projects with a total gross volume of over 2 billion dollars.

His unique Full Circle Development™ project delivery system brings the industry's leading experts into one room, resulting in increased efficiencies and streamlined processes.

Ryan's dedication, creative thinking and leadership have led to a strong portfolio of successfully completed projects that have earned Ryan and the Johnston Group team a reputation for obtaining desirable results.

## OUR CLIENT COMMITMENT

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***"I was raised with core values that have come to form the foundation of Johnston Group: Honesty. Integrity. Hard Work. These fundamental principles set the basis for how we act and operate with respect to every aspect of our business. Combined with professionalism, steadfast tenacity, and a passion for the development and construction industry, our team will work tirelessly to deliver your project on-time and within cost expectation."***

*Ryan Johnston*



**FULL CIRCLE DEVELOPMENT™**

**DEVELOPMENT  
PROJECT DESIGN  
CONSTRUCTION  
REAL ESTATE**





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**Johnston Group**  
224 Chimney Corner Lane  
Suite 3032  
Jupiter, FL 33458

P: 561.691.4552  
F: 561.691.4553  
[www.JohnstonGroupInc.com](http://www.JohnstonGroupInc.com)  
[info@JohnstonGroupInc.com](mailto:info@JohnstonGroupInc.com)