



Value from concept to completion

With 30 years of experience, we blend our real estate knowledge with our leadership excellence and advanced process and technology to deliver projects that exceed client's expectations.

A Trusted Owner's Rep

In the fast-moving real estate business, experience is everything. Through integrated project delivery, we manage the ebb and flow of projects, anticipate pinch points, and formulate solutions to complete projects on time, on budget, and to the highest quality. We know what it takes to get jobs done. Our Real Estate Development competencies include:

- Project Feasibility
- Acquisition and Due Diligence
- Designs, Approvals and Permits
- Project Financing
- Land Development
- Construction Management
- Facilities Planning
- Green Development

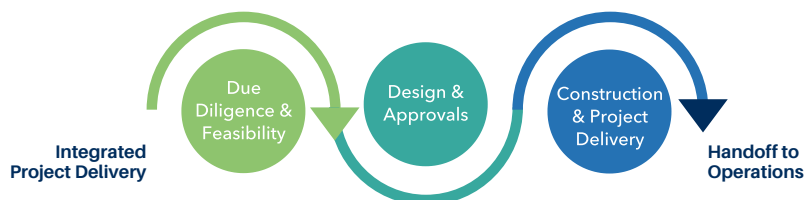
Forging Financial Clarity

Performing a comprehensive analysis to capture the project's internal rate of return (IRR) is vital to the foundation of any project. With market and project conditions constantly changing, we will help you eliminate the guesswork involved with cost estimating and scheduling, close assumption gaps between construction and operations, and, ultimately, save money. Our proprietary method will help you:

- Make better and more educated decisions using real-time data from the baseline budget
- Develop "what if" scenarios to easily and quickly adjust budgets to achieve your IRR
- Effectively manage the project to keep costs and financial performance intact and on track

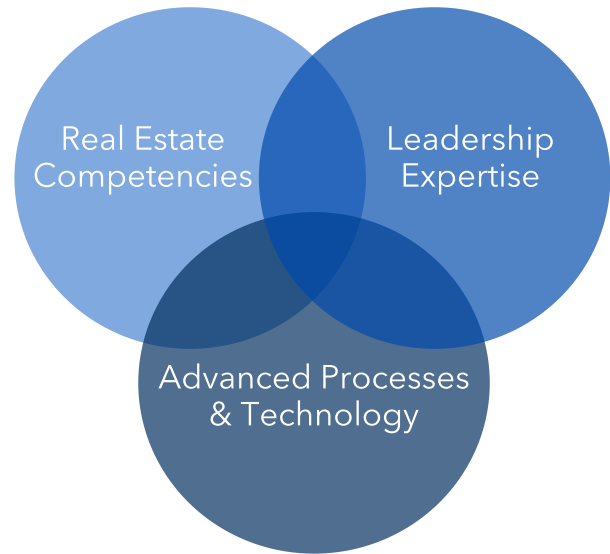
Delivering Results

Through our integrated project delivery, we enhance connectivity and coordination between all stakeholders. This early alignment drives the goal-based decision-making process and prevents communication breakdowns from impacting the project's schedule, budget and quality. Our process continuously delivers systematic problem solving, collaborative contingency planning, and effective team communication.



Bringing Value to Every Project

- ✓ Blending our real estate knowledge with our leadership excellence to provide our clients with an unprecedented level of expertise and peace of mind
- ✓ Communicating with confidence to all parties involved, due to our extensive experience in all aspects of the development process
- ✓ Keeping projects on schedule and on budget through finely tuned planning, management and problem-solving skills
- ✓ Implementing a multifaceted approach to quickly and efficiently respond to challenges
- ✓ Combining an advanced feasibility methodology with cutting-edge technology to ensure project success



"As our Owner's Rep on several major campground projects, we rely on Nally Ventures (LYWS) to handle all of the development and permitting needs. We have a great working relationship with them."

- Todd Burbage, Chief Executive Officer, Blue Water Development

About Us

Established in 2003, Nally Ventures is an entrepreneurial company founded by Mike Nally, a real estate developer and proven leadership coach. We are a results-oriented business committed to providing solutions in order to take organizations and projects to the next level. We provide an array of services that transform executives into world-class leaders, produce a new generation of highly effective managers and team members, and navigate the maze of real estate development. At Nally Ventures, we take tremendous pride in being a team our clients can trust, respect and rely on to foster new growth for their businesses.

Notable real estate projects include:

- Bayport Campground - 843 RV site resort campground, Jamaica, VA
- Berlin Commons - Mixed-use commercial, Berlin, MD
- Cannery Village - 500 homes, 12 acre commercial district, brownfield reclamation, Milton, DE
- Fenwick Shores - Tapestry Collection by Hilton Hotel, Fenwick Island, DE
- Mobious Investments - 7 commercial properties, downtown district, Milford, DE
- Ocean View Beach Club - 300 home resort community, Ocean View, DE
- Outer Banks West KOA - 234 RV site resort campground, Coinjock, NC
- Potomac Harbour - Mixed-use master planned community, Stafford, VA
- The Villages of Red Mill Pond - 500 home, master planned community, Lewes, DE

Where can we add value to your next project? Contact us
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