

Opportunity



Hi: My son, Michael and I (Pasquale) would like to help you maximize your real estate profits.

I recently returned to Western PA after 25 successful years in real estate in Fort Myers/Sanibel Island, Florida. And as the Washington Observer-Reporter recently wrote "rather than just sitting back, Verona is going back to what he knows best - real estate".

So, if you're looking for a creditworthy partner - we are that. If you have a troubled property - we can provide a quick solution. If you need financings - we can provide that. If you want to maximize the profitability of your real estate - we can assist. If you have a project in low gear - we can rev it up.

We have the experience and know-how to provide solutions and options that will maximize your real estate profits.

In 35 years we have never had a project fail, filed for bankruptcy, been sued for bad debts or failed to make a profit.

Please call us, today, so we can discuss how, working together, we can maximize your real estate profits.

Pasquale Verona

724-514-6330 (office) 239-464-7318 (cell)

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**Maximize
Your
Real Estate
Profits**



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Real Estate Solutions



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Experience

Whether you wish to discuss your real estate or avail yourself of proven consultation services, most agree that experience gained from ventures like these are invaluable.



President of the 5 star resort—CASA YBEL BEACH & RACQUET CLUB directly on

the Gulf of Mexico. Sales Manager: THE DUNES GOLF & TENNIS CLUB (Sanibel Island), the world class resort SOUTH SEAS PLANTATION (Captive Island) and Useppa Island.

Owner, developer, partner in multiple real estate communities like: MCGREGOR GARDENS ESTATES a 45



home community, CARILLON WOODS a 52 acre residential community, plus MCGREGOR WOODS, CATALPA COVE, LAS PALMAS, NORTH SHORE PLACE and THE MOORINGS.



Plus commercial projects like MALL SELF STORAGE, the first air conditioned mini storage facility in SW Florida. EXECUTIVE OFFICES, the first shared office complex in Southwest Florida.

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Integrity



Testified before a Congressional Sub Committee after being offered but refused a bribe from government insiders not to purchase a \$36M Federally owned shopping center.



Appeared on THE CBS EVENING NEWS WITH DAN RATHER which culminated in several government officials resigning and a few imprisoned. Plus, storied in

THE WALL STREET JOURNAL, WASHINGTON POST, MONEY MAGAZINE, PITTSBURGH POST GAZETTE, ABC-TV, PROFESSIONAL BUILDERS and numerous other media.

ROYAL PALM VENTURES, Inc., wholly owned by WIZ BIZ SOLUTIONS was rated as the fastest



growing company in the fastest growing market in the US. The firm formed real estate limited partnerships and was licensed by the SEC.



Partnered with France's largest home builder; broker and COO of the largest real estate firm in Fort Myers and Sanibel Island, Florida.

Reliability



COMMUNITY HOUSING PARTNERS, Inc., formed by Wiz Biz, in partnership with Lee County (Fort Myers, FL) to develop and built affordable homes.

P. A. VERONA, INVESTMENT ADVISORS, SEC licensed to organize and market real estate limited partnerships. Mr. Verona was formally a VP with Merrill Lynch.



Wiz Biz Solutions' principal was school board Chairman of Bishop Verot High School.

Mr. Verona was a Professor in the business college at International College, Naples/Fort Myers.



Last Pennsylvania project was 39 homes in Scott Township in 1976

The Pittsburgh Press Real Estate

Sunday, February 6, 1977

39 New Houses For Scott

A 15-acre wooded site, one of the last large tracts of undeveloped land in Scott Twp., at the Greentree line, will be developed for 39 single-family houses.

Pat A. Verona, partner in Green Hills Development Co. with Raymond C. Florence, plans to develop the property, located off the extension of Cypress Road.

Another 10 acres, mostly in a Greentree, have been developed by Jim Bevan of Ron Lee Inc. About 15

to 20 houses have been built or are under construction.

Green Hills' plans call for the houses to be built over the next two years with construction to start in May, Verona said excavation and land development was to have started this month, but the deep freeze delayed work until March.

The houses are in the \$45,000 to \$65,000 range, and are being built speculatively. Panelized construction methods will be used, according to Verona, who added, "By this method, the walls and partitions are fabricated at a local plant, brought to the project site and erected."

This allows the builder to save time and money, and this reduction is passed on to the customer, Verona continued. The product is Kingsberry Homes and there will be a mix of conventional

and modern styles. One of the first houses to be built is the 1976 American Home's "Home of the Year," an eight-room house.

Verona added a more conventional house, called the Collins, will also be built. It is designed to fit on 70-by-150-foot lots.

Florence, owner of Florence Real Estate, secured natural gas permits for the complex over a year ago, reported Verona, a developer and contractor.

OCCUPANCY HAS STARTED at Penwood Square, a 90-unit apartment complex in the Frick Park area of Wilkesburg.

All of the seven buildings in the development off Penwood Avenue and Kelly Street, are under construction and several are near completion. The first families moved in last week.



VERONA