

BENCO

CONSTRUCTION



**STRONG FOUNDATIONS.
LASTING RESULTS.**

CORPORATE OFFICE: 4210 YANCEY RD CHARLOTTE, NORTH CAROLINA 28217
ATLANTA | CHARLESTON | CHARLOTTE | NASHVILLE | NEWPORT BEACH | ORLANDO

ABOUT BENCO CONSTRUCTION



MADISON TRAILS | LAWRENCEVILLE, GA

BY THE NUMBERS

METRICS AS OF NOVEMBER 01, 2025

6

STATES

6.5M SF

BUILT IN THE LAST
4 YEARS

2,200

UNITS UNDER CONSTRUCTION

\$660M

OVER 4 YEARS

60+

EMPLOYEES

2,000

MULTIFAMILY UNITS
COMPLETED

15

COMPLETED
PROJECTS

COMPANY OVERVIEW

THE SOUTHEAST'S TRUSTED SPECIALISTS FOR MULTIFAMILY, STORAGE, AND CONSTRUCTION.

Founded in 2020, Benco Construction LLC, was established by Ryan Hanks to support the rapid growth of Madison Capital Group Holdings, LLC. What began as an internal construction partner quickly evolved into delivering **Self-Storage, Alternative Storage, Land Development, and Build-to-Rent (BTR) single-family/townhomes** before expanding into full-service general contracting operations.

In 2024, Benco broadened its reach, officially launching as a General Contractor for clients beyond Madison Capital Group Holdings, LLC. To date, Benco has successfully executed more than **\$650 million** in projects.

LOCAL BASE, REGIONAL IMPACT



Headquartered in Charlotte, North Carolina, Benco maintains an active presence across the Southeast and Mid-Atlantic, with projects delivered in nearly every major city in the region. Markets include **Atlanta, Charleston, Charlotte, Fort Myers, Jacksonville, Nashville, Orlando, Raleigh, Richmond, and Tampa**. This breadth of experience enables us to staff projects efficiently and effectively, regardless of location.

A TRACK RECORD OF SUCCESS



Benco Construction has built a reputation for delivering **quality projects on time and within budget** across the Southeast. Our consistent performance and long-term partnerships with leading developers reflect our commitment to **reliability, transparency, and excellence**. From early budgeting through project completion, our team's **proactive approach and depth of experience** ensure that every community we build meets the highest standards of craftsmanship and value. Our history of successful multifamily developments stands as proof of the trust our partners place in us, and the results we deliver, time and again.

AN EXPERIENCED LEADER



Benco employs more than 60 full-time professionals throughout the Southeast. Our executive leadership team includes **three Vice Presidents with over 50 years of combined industry expertise**. We are equally proud of our field teams, comprised of seasoned Project Managers and Lead Superintendents who consistently deliver projects on time, within budget, and to the highest standards of safety and quality.

PRECONSTRUCTION WITH PURPOSE



Our Preconstruction Department, headquartered in Charlotte, was established to support the development team at Madison Capital Group Holdings, LLC. Through the work with their verticals, it has given us a unique ability to think like developers and provide a **sharp focus on cost efficiency, strategic decision-making, and maximizing project value**. Unlike many contractors, our services are designed not only to price projects but to shape them for long-term success.

PRECONSTRUCTION

CREATING IN COLLABORATION



At Benco Construction, our preconstruction process is built around **delivering exceptional value and certainty** for our clients. We take a collaborative, disciplined approach to understanding your goals, challenges, and vision for the project from day one. Each project is actively led by a **Regional Vice President**, supported by a dedicated **Preconstruction Manager** and an **experienced team** of estimators. Together, we focus on identifying solutions that address your project's key needs and long-term objectives.

During the design and pricing phase, your primary point of contact will be the Preconstruction Manager. They will **facilitate communication** among all stakeholders and direct our internal efforts in **budgeting, constructibility review, logistics evaluation, and cost-saving opportunities**. Our team provides proactive guidance on value engineering, design refinement, and scope alignment, ensuring that our recommendations reflect both quality and cost efficiency. ***Our goal is not to just provide you with the lowest price but the best value.***

To further enhance accuracy and project readiness, we involve our field leadership early in the process. Superintendents and project teams **lend critical insight into schedule planning, logistics, trade capabilities, and constructibility considerations**. This early alignment ensures a **seamless transition from preconstruction to operations**, eliminating surprises and supporting a smooth project launch. Our field teams actively contribute to **subcontractor qualification, scope review, and bid evaluation during the budgeting phase, strengthening decision-making and execution strategy**.

As subcontractor awards are finalized and mobilization begins, the Preconstruction Manager remains engaged to ensure **continuity and support**. The preconstruction team remains a trusted resource throughout the life of the project. Even after handoff, our clients and project teams **rely on their continued involvement and expertise** throughout the project.



QUALITY CONTROL

A CULTURE OF QUALITY CONTROL



At Benco Construction, **quality** is the foundation of everything we do. Our program is rooted in defined roles and responsibilities, fully endorsed by Senior Management, and implemented at every level of the organization. This top-down commitment empowers our Quality Control Director (QCD) to implement proven processes across all project teams, ensuring each step meets the highest standards of excellence. Our ultimate goal is to achieve continuous improvement and ensure customer satisfaction. We accomplish this through standardized controls, comprehensive training for our project teams, and rigorous subcontractor qualification requirements.

Quality Processes

- Vetted subcontractor scopes of work
- Closely monitored RFI and submittal processes
- Daily logs tracking manpower and progress
- Municipal inspections and internal 3-Phase Inspections
- Integration of 3rd party testing and inspection requirements
- Procore documentation for transparency and accountability
- Monthly QCD site assessments to promote teamwork and problem-solving.

Commitment to Excellence

- Senior Management provides full support and oversight.
- Middle management delivers the tools and resources needed by project teams.
- Project teams execute with precision to meet quantified quality requirements.



WHAT WE BUILD





CAROLINAS

Headquartered in Charlotte and proudly building across the Carolinas, Benco is grounded in the region's unmatched momentum. The Carolinas are among the fastest-growing markets in the nation—driven by record population growth, new housing development, and expanding job opportunities. From the mountains to the coast, our team is shaping that growth with high-quality projects that reflect the craftsmanship, reliability, and pride of the Carolinas we call home.

REPRESENTATIVE PORTFOLIO

Madison Ridge

240 Units/\$37M | Indian Land, SC



Madison Mallard Creek

288 Units/\$54M/Est. Spring '26 | Charlotte, NC



Madison Ashley Park

253 Units/\$52M | Charlotte, NC

The Garten

320 Units/\$70.8M/Est. Fall '26 | Charlotte, NC



Madison Apex

218 Units/\$47M/Est. Fall '26 | Apex, NC



FLORIDA

Benco's presence in Florida continues to grow, anchored by our Winter Park office and a team deeply connected to the state's energy and pace. From the Gulf Coast to the Atlantic, we're delivering multifamily communities that mirror Florida's dynamic growth and coastal character vibrant, resilient, and built to last. As one of the nation's fastest-growing states, Florida's expansion fuels our passion for precision, innovation, and execution that keeps pace with its ever-evolving communities.

REPRESENTATIVE PORTFOLIO

Madison Palms

317 Units/\$57.5M | Ruskin, FL



Madison Watergrass

288 Units/\$48M | Wesley Chapel, FL



Madison Bonita Springs

252 Units/\$51M/Est. Summer '26 | Bonita Springs, FL



Madison Bradenton

240 Units/\$45M/Est. Fall '26 | Bradenton, FL



Madison Fountains

276 Units/\$50M | St. John's, FL



Go Store It Self-Storage

108,874 GSF/\$10.3M | Longwood, FL

An aerial photograph of a modern multifamily residential complex. In the foreground, there is a large, rectangular swimming pool with blue water and a concrete deck. Several white lounge chairs are arranged along the pool's edge. To the right of the pool, there is a playground area with a black metal fence and a sign that reads "WARNING: NO LIFEGUARD ON DUTY" and "NO SWIMMING ALLOWED". In the background, there are several multi-story apartment buildings with white siding and dark roofs. The sky is blue with scattered white clouds.

GA, TN, VA

Benco's reach across Georgia, Tennessee, and Virginia continues to expand through dedicated regional leadership and a portfolio of thoughtfully built multifamily communities. Supported by offices in Atlanta and Nashville, our team is shaping growth in some of the Southeast's most vibrant market where strong economies, rising demand, and community character define opportunity. Every project reflects our commitment to precision, craftsmanship, and reliable execution, creating lasting places that strengthen the region and the people who call it home.

REPRESENTATIVE PORTFOLIO

Madison Century Farms

266 Units/\$56.2M | Antioch, TN



The James

86 Units/\$17M/Est. Summer '26 | Charlottesville, VA



Madison Oaks

240 Units/\$45M | Savannah, GA



Madison Trails

262 Units/\$44.5M | Lawrenceville, GA

Go Store It Self-Storage

94,210 GSF/\$11M/Est. Spring '26 | Charlottesville, VA



Madison Overlook

252 Units/\$47.3M/Est. Spring '26 | Canton, GA

FEATURED PROJECTS



FEATURED PROJECTS



The Garten

Charlotte, NC

DESCRIPTION

320 Units / 505,873 GSF

The Garten is a 320-unit development featuring a five-story wrap-style building with a pre-cast parking garage, designed to deliver both functionality and architectural appeal. Residents will enjoy two expansive landscaped courtyards integrated with resort-style amenities, including luxury unit finishes throughout all residences, a resort-style pool with cabanas and lounge seating, an on-site coffee shop for everyday convenience, a state-of-the-art fitness center and wellness spaces, modern clubhouse and coworking areas for social and professional gatherings, and a dedicated dog park for pet-friendly living. The project also includes detailed roadwork and infrastructure improvements to enhance accessibility and support seamless community integration. With its lifestyle-focused amenities, contemporary design, and prime Charlotte location, The Garten is set to redefine elevated multifamily living in the market.

PROJECT DATA

Address: 4225 South Tryon Street, Charlotte NC 28217

Architect: BB&M

Civil Engineer: LandDesign

Completion: June, 2026

Construction Cost: \$70.8M

Developer Contact:

Thomas Dorsett | 704.770.5179 | tdorsett@madisoncapgroup.com

PROPERTY AMENITIES



Resort-Style Pool



Fitness Center



Clubhouse



Nightswim
Coffee



In-Unit Laundry



Dog Park

AREA HIGHLIGHTS

LoSo has rapidly evolved into one of Charlotte's most dynamic neighborhoods, attracting top employers such as Lowes Tech Hub, USAA, and LendingTree. The area's adaptive reuse of historic warehouses and proximity to I-77, Billy Graham Parkway, and the Scaleybark light rail station have made it a magnet for young professionals.

FEATURED PROJECTS



Madison Palms

Ruskin, FL

DESCRIPTION

317 Units / 395,000 GSF

Madison Palms in Ruskin, FL is a upscale, pet-friendly luxury apartment community offering 1, 2, and 3-bedroom floorplans with upgraded finishes. The units feature stainless steel appliances, granite countertops, designer lighting, wood-style flooring, walk-in tiled showers, soaking tubs, and private patios or balconies. Community amenities include a resort-style swimming pool and sundeck, state-of-the-art fitness + yoga center, clubhouse with outdoor kitchen and BBQ grilling stations, EV charging stations, a pickleball court, private attached or detached garages, and a remote working lounge. With 317 units across 2- to 3-story buildings, Madison Palms is crafted for refined comfort, combining elegance with laid-back coastal living.

PROJECT DATA

Address: 3402 Salt Air Drive, Ruskin, FL 33570

Architect: Dwell Studios

Civil Engineer: WRA

Completion: March, 2025

Construction Cost: \$57.5M

Developer Contact:

Thomas Dorsett | 704.770.5179 | tdorsett@madisoncapgroup.com

PROPERTY AMENITIES



Resort-Style Pool



Fitness Center



Clubhouse



Upgraded
Finishes



In-Unit Laundry



Pickleball
Court

AREA HIGHLIGHTS

Madison Palms strategic position just off U.S. Highway 41, offers easy access to Sun City Center, the beaches along Tampa Bay, and the amenities of southeastern Hillsborough County. The area is rich with parks and water access, cultural attractions like the Ruskin Family Drive-In and E.G. Simmons Regional Park, good local schools, and convenient retail and grocery options minutes away.

FEATURED PROJECTS



Madison Trails

Lawrenceville, GA

DESCRIPTION

262 Units / 255,926 GSF

Madison Trails in Lawrenceville, GA is a pet-friendly apartment community offering thoughtfully designed one-, two-, and three-bedroom floorplans with modern finishes and spacious layouts. Each home features hardwood-style flooring, stainless steel appliances, in-unit laundry, and private patios or balconies. Madison Trails offers convenient connectivity with quick access to major highways and thoroughfares throughout Gwinnett County. Located directly along Scenic Highway (GA-124), residents enjoy an easy drive to GA-316 (University Parkway) and Interstate 85, providing direct routes to downtown Atlanta, Athens, and surrounding employment hubs. Sugarloaf Parkway and State Route 120 further enhance local mobility, linking the community to nearby shopping centers, parks, and entertainment destinations.

PROJECT DATA

Address: 745 Scenic Hwy S, Lawrenceville, GA 30046

Architect: Humphrey's & Partners

Civil Engineer: Planners & Engineers Collaborative

Completion: August, 2024

Construction Cost: \$44.5M

Developer Contact:

Thomas Dorsett | 704.770.5179 | tdorsett@madisoncapgroup.com

PROPERTY AMENITIES



Resort-Style Pool



Fitness Center



Clubhouse



Upgraded
Finishes



In-Unit
Laundry

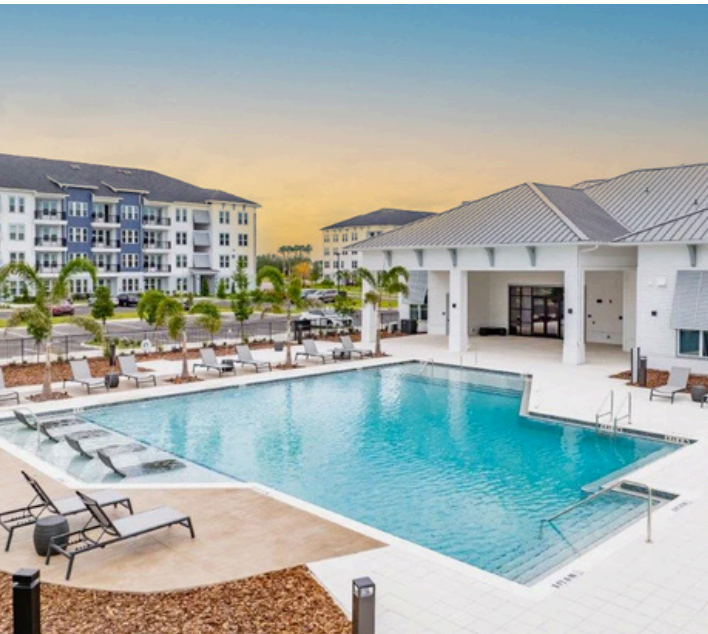


Patio/Balcony

AREA HIGHLIGHTS

The area is surrounded by parks, greenways, and local eateries. Madison Trails' close proximity to top-rated schools, medical centers, and cultural attractions such as the Aurora Theatre and Lawrenceville Lawn, Madison Trails connects residents to the best of the Atlanta metro while maintaining a peaceful neighborhood atmosphere.

FEATURED PROJECTS



Madison Watergrass

Wesley Chapel, FL

DESCRIPTION

296 Units / 340,653 GSF

Madison Watergrass is an eight-building, 288-unit suburban multifamily community located in Wesley Chapel, Florida offering 1, 2, and 3-bedroom units. Madison Watergrass features a mixture of two and four-story buildings. Amenities include luxury finishes, a clubhouse, a fitness center, an outdoor lounge with a summer kitchen and a pool deck with cabanas. Located in suburban Tampa and adjacent to the I-75 highway, the development is within 25 miles of the city center, with connections to the larger Tampa Bay area. Tampa remains a robust market for a diverse array of multifamily construction and investment, ranking among 2021's top ten markets nationwide for multifamily sales volume, according to a July 2022 report from Yardi Matrix.

PROJECT DATA

Address: 32257 Snowberry Way, Wesley Chapel, FL 33545

Architect: HPA

Civil Engineer: Florida Design Consultants, Inc

Completion: July, 2024

Contract Value: \$48.6M

Developer Contact:

Thomas Dorsett | 704.770.5179 | tdorsett@madisoncapgroup.com

PROPERTY AMENITIES



Resort-Style Pool



Fitness Center



Clubhouse



Upgraded
Finishes



In-Unit
Laundry

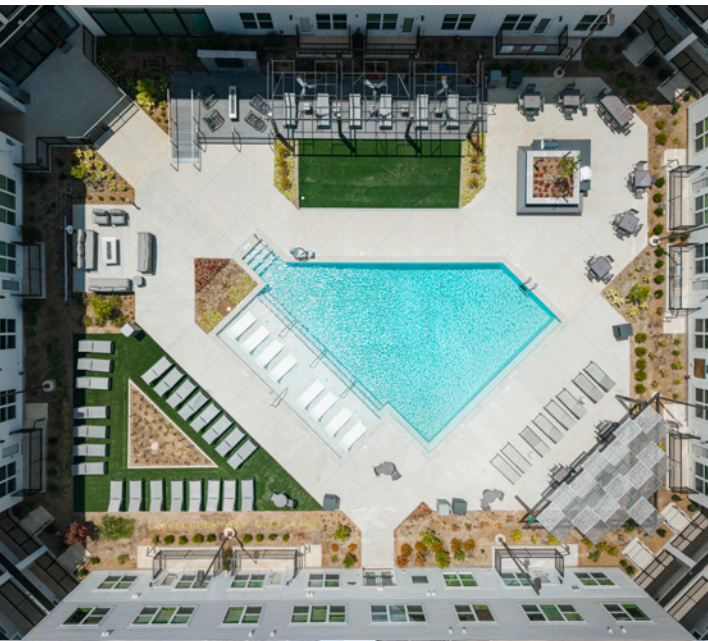


Patio/Balcony

AREA HIGHLIGHTS

Just off I-75, the community places residents within minutes of top retail destinations such as The Shops at Wiregrass, Tampa Premium Outlets, and The Grove, along with a wide selection of dining, grocery, and entertainment options. Recreation areas are close by with nearby parks, golf courses, and trails, while leading healthcare facilities, including AdventHealth Wesley Chapel, provide exceptional medical access.

FEATURED PROJECTS



Madison Ashley Park

Charlotte, NC

DESCRIPTION

252 Units / 365,209 GSF

Madison Ashley Park is a \$50 million multifamily development strategically located near Uptown Charlotte, one of the city's fastest-growing employment and lifestyle hubs. The project delivered 252 luxury units with modern floorplans and high-end finishes, complemented by a robust amenity package including a resort-style pool, fitness center, coworking space, clubhouse, and dog park. Positioned in the heart of Charlotte, the community is designed to capture demand from young professionals and executives seeking Class A living with close proximity to major employers, transportation corridors, and entertainment districts. Located just minutes from Uptown Charlotte, Madison Ashley Park offers residents seamless access to the city's largest employment centers, including major banking, tech, and healthcare hubs.

PROJECT DATA

Address: 2220 Berryhill Rd, Charlotte NC 28208

Architect: Humphrey's & Partners

Civil Engineer: Osborn Engineering

Completion: June, 2025

Contract Value: \$70.8M

Developer Contact:

Thomas Dorsett | 704.770.5179 | tdorsett@madisoncapgroup.com

PROPERTY AMENITIES



Resort-Style Pool



Fitness Center



Clubhouse



Upgraded
Finishes



In-Unit
Laundry



Dog Park

AREA HIGHLIGHTS

The community sits in a rapidly growing corridor with convenient connectivity to I-77, I-85, and Charlotte Douglas International Airport, while also being surrounded by retail, dining, and entertainment options that enhance the urban living experience.



BUILT BY BENCO

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