

COMPLETE HISTORY OF THE FAMILY & THE COMPANY

EARLY HISTORY (1634-1866)

The first generation of Brawners, Henry Brawner and Mary Brock Brawner, came to America in 1634 and settled in Port Tobacco, Maryland where they acquired 300 acres of property. Two hundred years later, Henry Brawner's lineal descendants ventured into real estate by developing his land into more profitable uses, including construction of the historical landmark Brawner Hotel in Port Tobacco.

In 1866, Henry Alexander Brawner had the foresight to realize the imminent decline of Port Tobacco's economy as a result of the Civil War and that Washington, D.C. and its environs was destined to grow rapidly for decades to come by virtue of its geographic location and its political heft as the capital city of the United States. With that in mind, Henry Alexander Brawner moved to Washington, D.C. and married Martha Tyler Waggaman (lineal descendant of President John Tyler).

FOUNDATION OF BRAWNER COMPANY (1880's-1940's)

Waggaman & Brawner, Inc., the predecessor to the current Brawner Company Inc., was formed in the late 1880s as the result of a merger of two families, the Brawner Family and the Waggaman Family. In the late 1950s, John F. Brawner and his two sons, William T. Brawner (current President) and John W. Brawner, II purchased the Waggaman family's interest in the Company (and changed the name to Brawner Properties, Inc.) when the Waggaman & Brawner families decided to pursue individual investments. In 1994, Brawner Properties, Inc. and numerous affiliated companies were consolidated into Brawner Company, Inc.

Brawner Company's history is tied to that of Bromo-Seltzer, the well known antacid drug invented by Isaac E. Emerson and produced by the Emerson Drug Company. On May 6, 1890, the United States Patent Office recorded an assignment by Isaac Emerson to John F. Waggaman of Emerson's interest in Bromo-Seltzer Patent No. 9660 D 90 and a one-half registered interest in the trade mark "Bromo Seltzer". The development of Bromo-Seltzer and Emerson Drug Company would prove to be a vital part of the early success of Brawner Company.



The Company was originally capitalized through revenue generated from the family's interests in Bromo-Seltzer. In the early years, the Company was led by John Waggaman Brawner, son of Henry Alexander Brawner. In addition to being executive vice president of the Emerson Drug Company and Vice President of Lincoln National Bank, John Waggaman Brawner helped build the Company's reputation as a preeminent builder and developer of quality real estate projects in Washington, D.C. Out of respect for John Waggaman Brawner's contributions to the City of Washington, the Washington Stock Exchange adjourned trading on Friday, January 25, 1929, the day after his death.

At only 23 years of age, John Floyd Brawner took over his father's position in the Company and was elected to the Board of Directors of Lincoln National Bank and the Emerson Drug Company. The Company endured a period of conservative growth during the Great Depression by diversifying its real estate business into property management, brokerage, real estate lending, and insurance. During this time, the Company was financially well positioned and acquired a significant amount of well located land in and around Washington, DC.

GROWTH YEARS OF BRAWNER COMPANY (1950's -2006)

After steady but conservative growth during the Great Depression and post World War II era, in the late 1950s, John F. Brawner and his two sons, William T. Brawner (current President) and John W. Brawner, II purchased the Waggaman family's interest in the Company. This streamlined ownership of the Company and enabled the Brawner family to exercise complete control over one of the oldest family-owned and controlled real estate businesses in the Nation's Capital. The Brawner Company was incorporated in the State of Delaware as Waggaman & Brawner, Inc. and later changed its name to Brawner Properties, Inc. when the Waggaman & Brawner families decided to pursue individual investments. In 1994, Brawner Properties, Inc. and numerous affiliated companies were consolidated into Brawner Company, Inc.



Like their grandfather and his father, William T. Brawner and John W. Brawner, II learned the family real estate business from their father, John F. Brawner. William T. Brawner was the developer, assembling the land and developing the properties. John W. Brawner, II was the builder, constructing residential homes and other properties. Together they made a formidable team and added significant value to the Company's reputation and bottom line.

Over the past forty years, the Brawner Company has experienced tremendous growth by concentrating its investment activities acquiring and developing residential (single and multi-family), retail and office properties in the District of Columbia, Montgomery County, and Kent County, Maryland. These developed, owned and/or managed projects total approximately 1.5 million square feet of commercial properties (office/retail), roughly 700 multi-family units (rental and for sale) and 250 single-family homes. In addition, the Brawner Company owns Haven Harbour Marina (www.havenharbour.com), a full-service marina in Rock Hall, Maryland and Humphrey's Point Farm, a 20-acre estate overlooking Swan Creek on Maryland's Eastern Shore.

Today, the Company is vertically integrated, providing leasing, management, accounting, financing, project management and related disciplines in-house. Prior to the 1994 merger with Brawner Properties, Inc. the Company acted as general contractor for many of its projects, as well.

