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EDUCATION

Creighton University
B.S in Business Administration - Marketing



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721 EXCHANGES

- » Coordinate referrals to private UPREIT (Umbrella Partnership Real Estate Investment Trust) to facilitate 1031 Exchange and the deferral of taxes
- » Assisted over 40 clients over the past ten years

1031 EXCHANGE EXAMPLES

- » Exchanged a 33% Tenant In Common in interest in a golf course for 100% ownership of a 29, 796 SF Multi-Tenant Retail/Office Building
- » Exchanged development land into a 30,151 SF Flex Building
- » Sold an 85% interest in a 31,200 SF Warehouse Building to four investors as Tenants In Common involving separate 1031 Exchanges for two of the investors
- » Exchanged a building used in a business for a 411 unit Mini-Warehouse then exchanged the mini-warehouse into a single-tenant Restaurant Building which had a long-term lease.
- » Exchanged a 17-unit Apartment Building into a "To Be Built" Restaurant Building with a long term lease
- » Sold two buildings and two vacant lots that were used for a manufacturing business. We used a reverse exchange to purchase the replacement property, which included buying the land, filling at above flood plain level, and building two buildings. The relinquished property was sold and then leased back to provide the seller time to complete construction and move all the equipment and inventory to the new location. Only two weeks of production was lost.

GROUP INVESTMENTS

- » Enabled various Investors to participate in real estate property ownership through assembling group investments using Partnerships, Limited Liability Company (LLC) and Tenants In Common. These include land, office, apartment, warehouse, and retail property types. Over 30 individual partnerships have been completed throughout my career.

LAND DEVELOPMENT

- » Assisted owners of commercial land in Omaha, Fremont, and Lincoln in the land Development Process and in Marketing of the building sites

CLIENT REPRESENTATION

- » Greatest success was helping one investor increase his real estate investment portfolio from zero cash flow to over \$450,000 cash flow per year over the 24 years they worked together.