



# MULTIFAMILY PORTFOLIO





# MULTIFAMILY EXPERIENCE

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# THE EDGE

## THE EDGE MADISON, WI

The Edge is a six story building with 53 multifamily units and 4,945 SF of first floor commercial space located in downtown Madison, Wisconsin. The multifamily units have excellent views of Lake Monona and the State Capitol and the commercial space is located along Williamson Street. The Edge offers studio, one bedroom, one bedroom + den, two bedroom, and three bedroom units. Residents have easy access to the Capitol City bike path and all the shopping and dining options that Williamson Street and the downtown area has to offer.

### Description:

- 4,945 SF of First Floor Commercial Space
- 53 Apartment Units
- Views of Lake Monona & the Capitol
- Community Room and Coffee Bar
- Roof Deck with Outdoor Kitchen

# THE EDGE



*The Edge Exterior*



*Community Room*



*Model Unit Living Area*



# SUGAR CREEK COMMONS

## SUGAR CREEK COMMONS VERONA, WI



Building B - View Along West Verona Avenue

Rendering by Potter Lawson



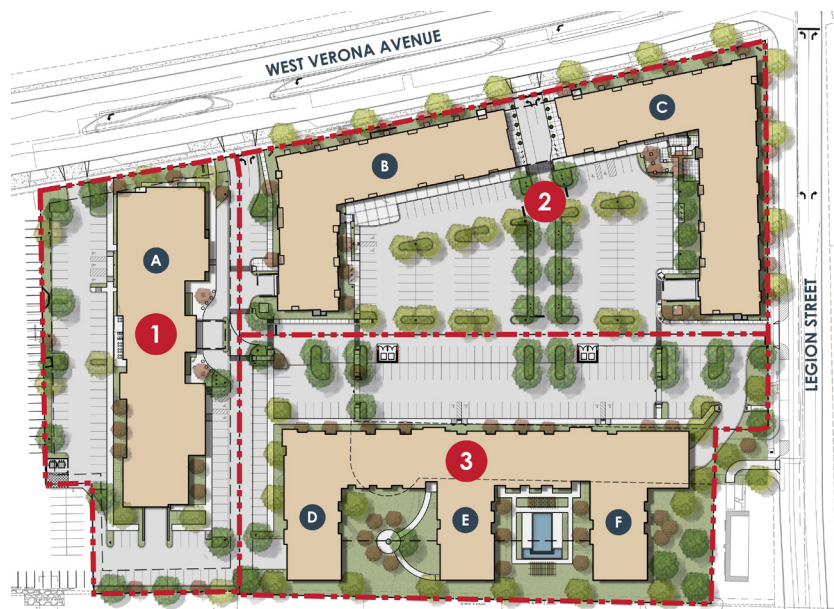
Building C - View Along West Verona Avenue

Rendering by Potter Lawson

Sugar Creek Commons is a nine acre redevelopment located within the Downtown Overlay District in Verona, Wisconsin. The development's four buildings will have commercial/retail, residential, office, and hospitality uses, as well as underground parking and open space amenities. The development has a prominent location along West Verona Avenue and provides opportunities to expand the local economy and residential options for city residents.

### Description:

- 26,492 SF of First Floor Commercial Space
- 277 Apartment Units
- 120 Room Hotel & Conference Center
- Outdoor Fire Pit & Pool for Residents



Sugar Creek Commons Master Plan



# THE TERRACES

## THE TERRACES OF WINDSOR CROSSING WINDSOR, WI

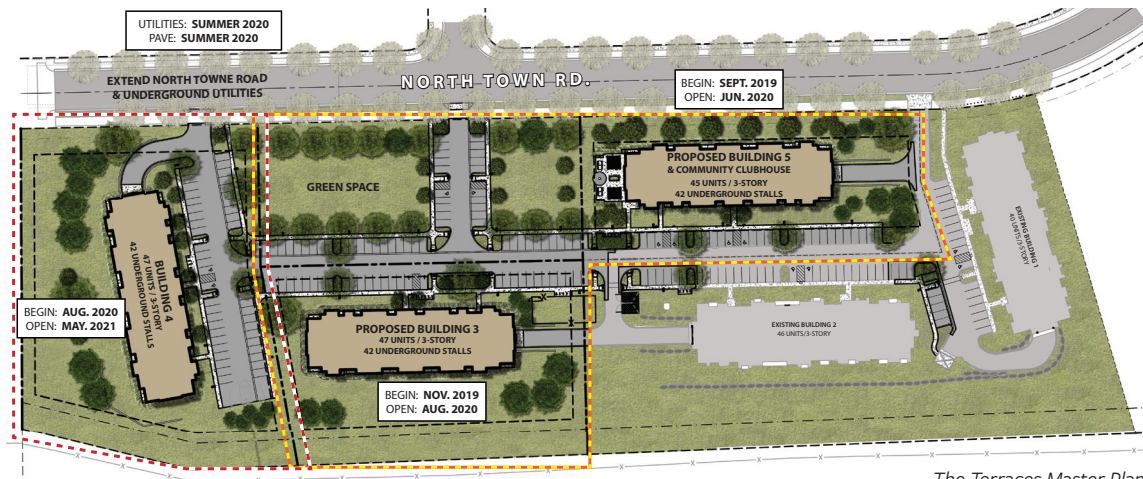
The Terraces of Windsor Crossing consist of five multifamily buildings that are part of the 68 acre Windsor Crossing development. The first phase of construction consisted of two apartment buildings with a total of 88 units (41 and 47 unit buildings). The Terraces offer studio, one, and two bedroom units. The development is located in Windsor, Wisconsin, near interstate 94/39 and is just 11 miles from downtown Madison.



*The Terraces*

### Description:

- 225 Apartment Units
- Community & Fitness Rooms
- Underground Parking
- Located next to walking/biking paths, conservancy, and village center



*The Terraces Master Plan*



# MULTIFAMILY SPECIFIC EXPERIENCE



**Dave M. Jenkins**  
*Principal*

Mr. Jenkins is responsible for the vision, success, and growth of the company. His vision to see opportunity for development or redevelopment of a property allows the company to build unique and successful projects. Mr. Jenkins also formed JSD Professional Services, Inc., providing complete services in planning and development, civil engineering, structural engineering, transportation engineering, water resources, landscape architecture, construction services and survey and mapping. Specific experience relating to the development of multifamily properties has been in the areas of civil engineering, surveying, planning, and development. Mr. Jenkins has been involved in the development of 50+ multifamily and senior multifamily projects located throughout Wisconsin totaling approximately \$400MM of asset value and over 2,000 units.



**Fredric A. DeVillers**  
*Vice President of Development & Construction*

Mr. DeVillers is responsible for all development, building design coordination, and construction. As the lead for development and construction management, he coordinates the efforts of consultants, vendors, and contractors throughout the entitlement, design and construction process. Mr. DeVillers brings nearly 30 years of experience in real estate development, design, construction, property and business management, as well as civil and environmental engineering design and construction. Mr. DeVillers is a member of Commercial Real Estate Development Association (NAIOP) and the Wisconsin Real Estate Alumni Association (WREAA). Specific experience relating to the development of multifamily properties has been in the areas of market research, site selection, local and state entitlements, all elements of design, including site planning, landscape design, architecture, as well as structural, mechanical, electrical, plumbing and fire protection engineering disciplines. This coordination has transpired with the development of over 3,000 multifamily senior housing units with a project development cost over \$330MM, spanning 82 buildings located throughout WI and MN.





**Ronald J. Henshue**  
*CFO & Vice President of Operations*

Mr. Henshue is responsible for financial projections, debt financing and reporting as well as management of certain aspects of the properties including items such as estimating, project management, close-out and profitability for the company. Specific experience relating to multifamily properties has been in the areas of financing (construction and overall) and asset management.

In addition to his experience in multifamily projects, Mr. Henshue's experience includes over 20 years in the public accounting industry focusing on financial institution related entities this includes auditing, compliance, SEC reporting, asset/liability management, strategic planning, and many other types of engagements.

A summary of Mr. Henshue's direct involvement in multifamily projects includes the following:

- 95 separate projects totaling in excess of \$700MM of asset value and approximately 5,000 units.
- 135 entities (95 projects) that were needed to properly capitalize the projects. Separate entities were needed to deal with certain tax sector 42 credits, state and historic tax credits, EB5 funding and other components of the capital stack.
- Monthly financial reporting of all properties by the 15th of each month. Processing in excess of 5,000 payments and receipt of all tenant rents.
- Construction of 5-10 new properties each year (\$50MM+ of construction annually in the WI, AZ, FL, IL, and CO markets). Properties included market rate and tax credit multifamily. All construction draws, financial reporting, loan covenant compliance, etc. was handled through the finance department.

In addition to dealing with the individual multifamily entities, Mr. Henshue was responsible for managing overall global cash flow for the development and construction companies utilizing an 18 month rolling cash flow analysis.



**Victor L. Mohoney**  
*Business Development Manager*

Mr. Mohoney assists with financial planning relating to real estate development and capital formation. Mr. Mohoney is a licensed real estate broker, holds a degree in architecture, and has over 35 years' experience in the real estate arena that includes commercial brokerage and leasing as well as real estate development and debt and equity syndication. Mr. Mohoney was responsible for the development of over \$100MM in affordable elderly housing under the Section 42 Tax Credit Program, has developed multi-family housing, raised investment capital for local, regional and national real estate developers and has raised debt and equity capital helping to create one of the largest real estate portfolios in the State of Wisconsin.





**FORWARD DEVELOPMENT GROUP, LLC**

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