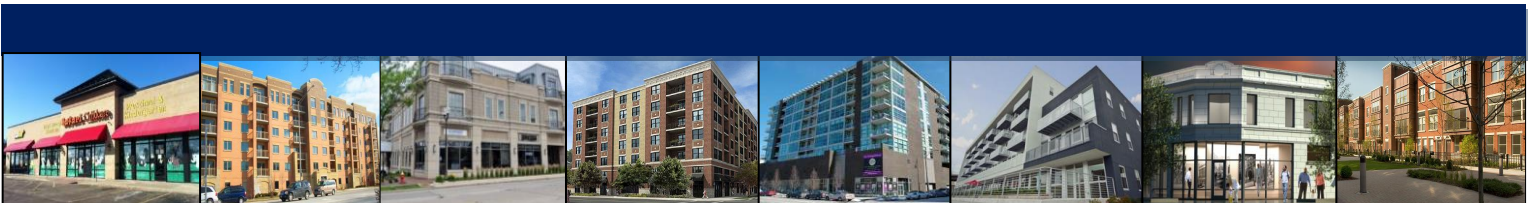




Owners Representation | Development | Management

STATEMENT OF QUALIFICATIONS

Paul D. Dincin



Introduction – Real Experience

Paul D. Dincin is the Managing Member of Catapult Real Estate Solutions LLC, which develops urban mixed use projects and provides owners representation, brokerage, asset management, consulting and receivership services. Mr. Dincin’s experience as a developer, attorney, and real estate broker provides the essential skills and knowledge to develop and maximize a property’s value. Mr. Dincin has been active in various fields of real estate since beginning his legal career in construction and real estate law and has extensive experience in turnaround work for complicated development projects. Paul has deep understanding in all aspects of development, having personally developed new construction and adaptive reuse projects from conception, design and construction all the way to the certificate of occupancy and closeout. Paul is a well known in Chicago real estate and has working relationships with many banks and financial institutions.



Prior to founding Catapult Real Estate Solutions, Mr. Dincin was the founder and owner of Tandem Developers, LLC, an urban residential and commercial development company that developed many successful high-rise, mid-rise, loft, townhouse, single family and retail projects in Chicago, Milwaukee and Minneapolis. After receiving his JD from Emory University School of Law, Mr. Dincin practiced in the areas of construction and transactional real estate, focusing on acquisition and development projects. Paul is also a licensed real estate broker in Illinois.

Expertise

Multifamily Development and Construction
Condominium and Apartment Property Management
Real Estate Sales and Marketing
Real Estate, Condominium and Construction Law
Historic Preservation Tax Credits
Multi Family, Retail and Office Receivership

Real Estate Finance
Real Estate & Business Turnaround Consulting
Construction Completion
Home Owner and Condominium Associations
Zoning Entitlement and Land Use
Real Estate Partnerships

Selected Developments by Paul Dincin



Skyscape Condominiums – Minneapolis, MN

A new construction 250 unit hi-rise condominium in downtown Minneapolis was completed on time and on budget. It included 250 residential units, a green roof, full spa, gym and rec room as well as 12,000 square feet of retail anchored by CVS Pharmacy. Paul Dincin was the principal developer and coordinated all aspects of the project including entitlement, design, finance, construction, sales, leasing, etc.



Edge Condominiums – Milwaukee, WI

Located on the banks of the Milwaukee River in the Beerline B neighborhood, this development consisted of 150 new construction residential units spanning two buildings. Paul Dincin acted as principal developer in a joint-venture with the property’s landowner and facilitated all development activities for the project.

Selected Development Experience (Cont.)



Bridgeport Station Lofts – Chicago, IL

Situated in the historic Bridgeport neighborhood of Chicago, this development consisted of 66 new construction loft condominiums in a four-story building. Mr. Dincin acted as principal developer and managed all aspects of the project. 100% sold and closed.



Union Lofts Condominiums – Chicago, IL

This development was an adaptive-reuse of a 1920's era retailer warehouse located in the Bridgeport neighborhood of Chicago consisting of 71 condominium units situated within a five floor building. This for-sale project broke new ground as one of the first of its kind in the area. Paul Dincin was the project's developer and successfully sold out the property.



Tandem Lofts – Chicago, IL

Located in the heart of the South Loop neighborhood, Tandem Lofts was a mixed-use, adaptive development of a 1920's warehouse building. The project consists of 64 residential condominiums and ground-floor retail space. Acting as the project's principal developer, Mr. Dincin improved the building with all new structural components, provided substantial indoor parking, and added three new residential stories and a rooftop terrace.



Bicycle Station Lofts – Chicago, IL

This project consisted of 56 units of loft condominiums and incorporated the re-use of a 100-year-old former bicycle warehouse in the South Loop neighborhood. By offering an affordable mix of market rate studio, one and two bedroom condominiums, the project was able to achieve substantial sales velocity in an emerging market. Mr. Dincin was the principal developer.



Shoeworks Lofts – Milwaukee, WI

Built in the 1920's for the Florsheim Shoe Company, three (3) stories were added to this to create the 64 residential units and parking. Paul Dincin acted as principal developer of the project which was part of the Brewers Hill Commons Development.



Cobblers Lofts – Milwaukee, WI

As principal developer, Paul Dincin re-developed a six-story building formerly used as shoe factory into 56 residential units and a new construction garage. The project was a ground-breaking venture that began the transformation of the Brewers Hill neighborhood and one of the first loft condominium developments in Milwaukee

Selected Development Experience (Cont.)



Cobblers Townhomes – Milwaukee, WI

An initial phase of the Brewers Hill Commons master planned community, this project consisted of new-construction townhomes and was a complimentary use of the excess land from the Cobblers Lofts project. Paul Dincin acted as principal developer.



Bicycle Station Townhomes – Chicago, IL

Located adjacent to Bicycle Station Lofts, this project consisted of 10 new construction townhouses. The property held distinction as being designed with loft finishes and won numerous awards. Paul Dincin acted as principal developer



The Residences at Brewers Hill Commons – Milwaukee, WI

Also part of the BHC master planned community, this phase consisted of 17 new construction single family homes that were built upon land purchased from the City of Milwaukee's Redevelopment Authority. Paul Dincin acted as principal developer and the project.



Wicker Manor – Chicago, IL

Located in the Wicker Park neighborhood of Chicago, this project consisted of six luxury residences within a former house of worship. The unique property featured innovative adaptive re-use features and helped spur the resurgence of the immediate area. Mr. Dincin acted as principal developer.

Selected Development Management & Owner's Rep Projects



University of Chicago Arts Incubator – Chicago, IL

Catapult was selected by the University of Chicago to provide full development services to develop a long vacant building into the Arts Incubator. Located on Garfield Boulevard, the project is an adaptive re-use of a late 19th Century structure. Upon completion, the property will consist of retail space, art gallery, fine art studios and 5,000 square feet office space.

Development Management & Owner's Rep Projects (Cont.)



The Arts Bank- Chicago, IL

Catapult is the Development Manager for renowned Artist and Urban Planner, Theaster Gates' mixed use art gallery, retail, archive, restaurant and culinary training center. 24,000 sq. foot adaptive reuse of a classic 1920's vacant bank building on Chicago's South Side.



619 S. LaSalle Chicago IL – Loft Apartment - Marc Realty

Owners Rep responsible for all aspects of this 106 unit conversion from vacant warehouse to class A Loft Apartments. Including: Design and construction oversight, General contractor bidding and contract negotiation, schedule, budget draws, delivery, certificate of occupancy and historic tax credits.



2036 S. Michigan Ave. Chicago IL – Loft Apartment - Marc Realty

Owners Rep for 60 unit conversion from vacant office to class A Loft Apartments. Building Design and construction oversight Hire general contractor; negotiate GMP; approve payments and draws

Selected Turnaround Consulting, Receivership & Brokerage



520 W. Erie, Chicago, IL - Office Building

Receivership & Brokerage of 50,000 sq. foot River North Office building

Brokerage: Marketing, sale and closing within 6 months \$6,000,000
Property Management
Lease up of vacant office space
Coordinated deferred maintenance to increase value in anticipation of sale



Sheridan Place – Chicago, IL- Condominiums

Sales Management & Turnaround of 60 unit Condo building in Uptown

Total sellout achieved with turnaround marketing program.
Sales contract negotiation and administration
Sales Management to complete individual unit sales
HOA management and liaison

Selected Receivership & Brokerage (Cont.)



Everleigh Condominiums – Des Plaines, IL

Receiver of 144 unit condominium project

- Lease up program for 141 unsold units
- Facilitated Sale of Note
- Financial Management of the \$58 Million property
- Coordination of Condo Association
- Construction defect review



Wolf Ridge – Northlake, IL- Apartments & Condos

Brokerage and Turnaround of 60-unit condominium project

- Project repositioning & brokerage
- Sales brokerage of remaining 40+-units
- Leasing management of remaining units



Laurel Terrace – Highland Park, IL – Mixed Use

Turnaround and Sales for Lender-owned for luxury 85,000 square foot mixed-use office, retail and residential building

- Unit and note sale of Ultra Luxury Condominiums
- Repositioning of a high-end luxury project in a recessed market
- Construction Management of unfinished units
- Manage HOA and interface with existing unit owners



Eastgate Village – Chicago IL – Townhomes

Asset and Broker Management 109 unit town house and condo project

- Manage disposition of bulk sale remaining units
- Individual Unit Brokerage
- Asset Management for entire property
- Construction Management of unfinished units
- Manage HOA and interface with existing unit owners



Heritage Homes – Chicago, IL- Townhomes & Condos

Bank owned 116 unit market rate & affordable housing development

- Asset and Property management services
- Managing lease-up program for vacant units to increase value
- Market and Financial analysis to determine disposition strategy
- Transition coordination from borrower to bank