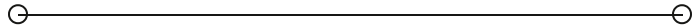


OFFERING MEMORANDUM
283 Pontiac Portfolio

ADDRESS NOT DISCLOSED

Pontiac, MI



Listed in conjunction with:
Harry Cohn
SVN | Cohn Commercial Properties
Sylvan Lake, MI

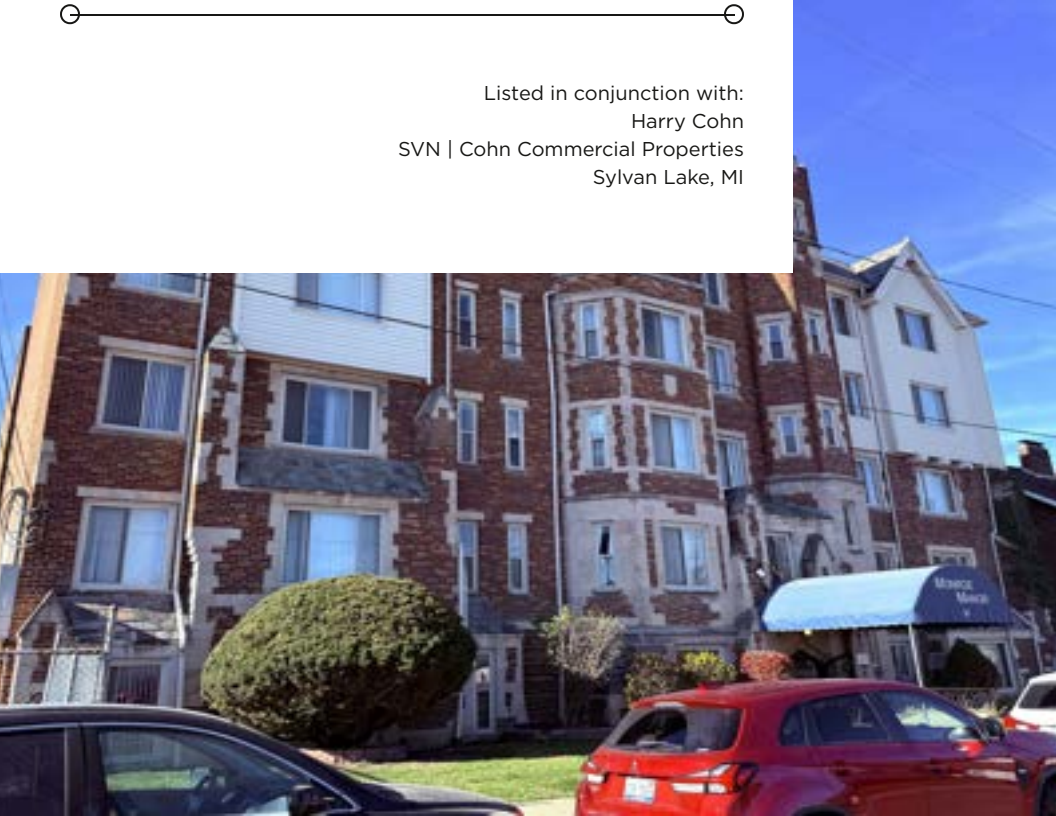


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property
Information



The 283-Unit Pontiac Portfolio: A Scalable Investment Opportunity



283
TOTAL UNITS

A sizable portfolio distributed across four distinct apartment communities.



16.1
TOTAL ACRES

Significant land area provides a low-density feel and operational space.



**STRATEGIC
OAKLAND
COUNTY
LOCATION**

Located in a county that generates over 20% of Michigan's GDP.

A Diverse Property Mix

OAK SQUARE



119
Built 1978

The portfolio's anchor, offering scale and suburban stability.

THE PERRY PLACE



72
Built 1974

Differentiated by large two-bedroom units and land density.

MONROE MANOR



64
Built 1929

Adds historic architectural character and a downtown presence.

HURON PLACE



28
Built 1930

Captures entry-level demand with smaller, affordable units.



OFFERING SUMMARY

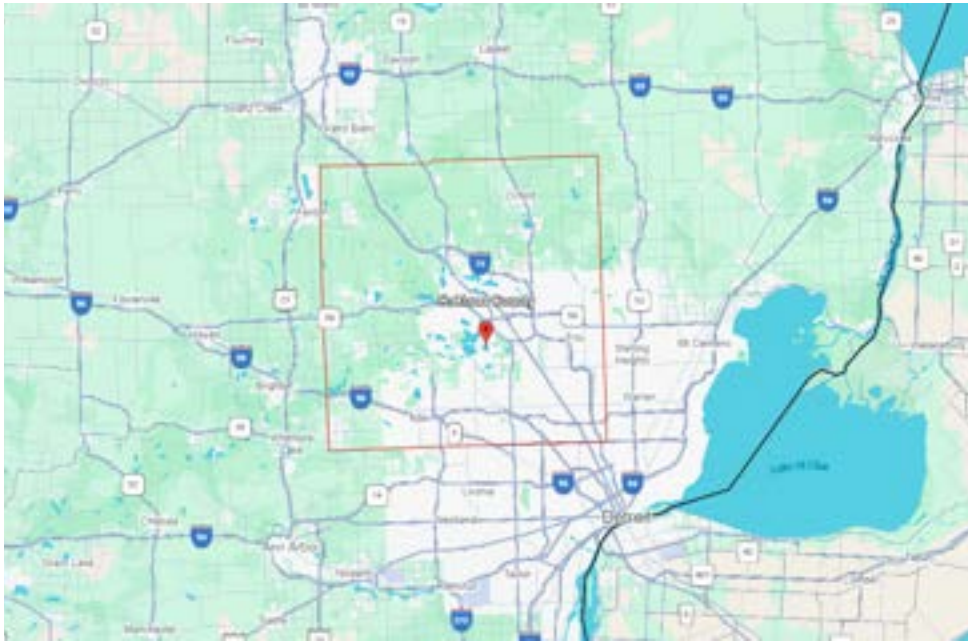
SALE PRICE:	Subject to Offer
BUILDING SIZE:	266,844 SF
PORTFOLIO UNITS:	283
LOT SIZE:	16.102 Acres
# OF PROPERTIES:	4
YEAR BUILT:	1929-1978
ZONING:	R-3
APN:	Multiples

PORTFOLIO OVERVIEW

The 283-Unit Pontiac Portfolio offers investors the rare opportunity to acquire immediate scale in one of Southeast Michigan’s most economically significant counties. With diversified unit mixes, durable construction, centralized operating efficiencies, and strong workforce housing fundamentals, the portfolio is ideally positioned for long-term cash flow stability and scalable value creation.

PORTFOLIO HIGHLIGHTS

- **Oak Square** provides scale and suburban stability
- **The Perry Place** offers large-unit differentiation and land density
- **Monroe Manor** adds architectural character and downtown presence
- **Huron Place** captures smaller-unit, entry-level rental demand

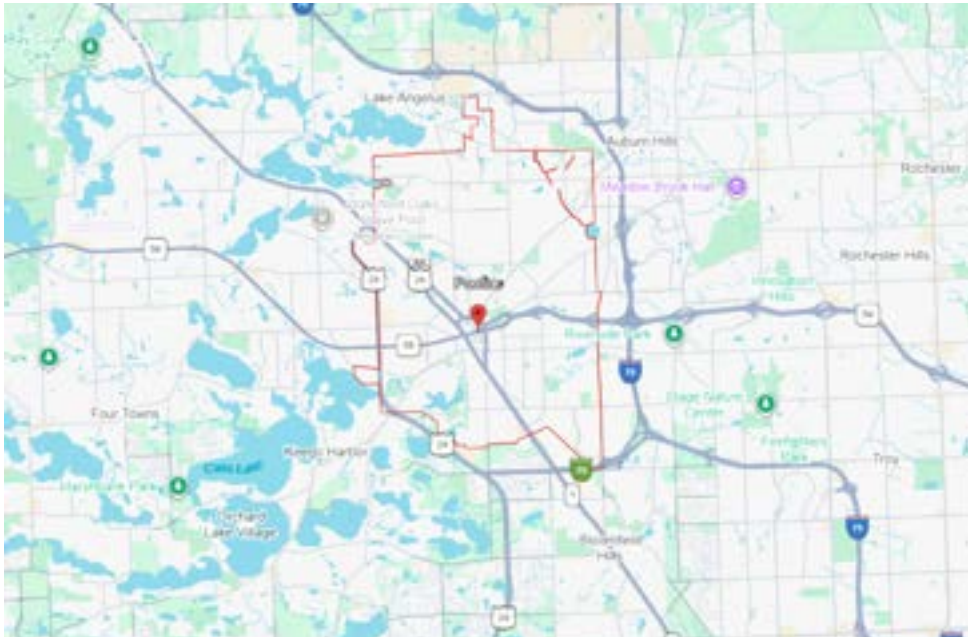


STRATEGIC LOCATION & MARKET POSITIONING

Located in **Oakland County**, one of Michigan's strongest and most economically diverse counties, the portfolio benefits from:

- Proximity to **Interstate 75**, major employment corridors, and regional retail
- Access to **public transportation** and walkable neighborhood services
- Exposure to a county that generates over **20% of Michigan's GDP**
- A renter base supported by healthcare, manufacturing, logistics and technology employers

Oakland County's limited new multifamily supply relative to demand further supports **long-term rent stability and occupancy strength**, particularly for well-located, affordably positioned communities such as those within this portfolio.





OAK SQUARE APARTMENTS

ADDRESS:	505 Old Oak Court, Pontiac, MI 48340
BUILDING SIZE:	134,709 SF
UNITS:	119
LOT SIZE:	7.51 Acres
PRICE / SF:	2
YEAR BUILT:	1978
ZONING:	R-3
APN:	Multiples

OAK SQUARE OVERVIEW

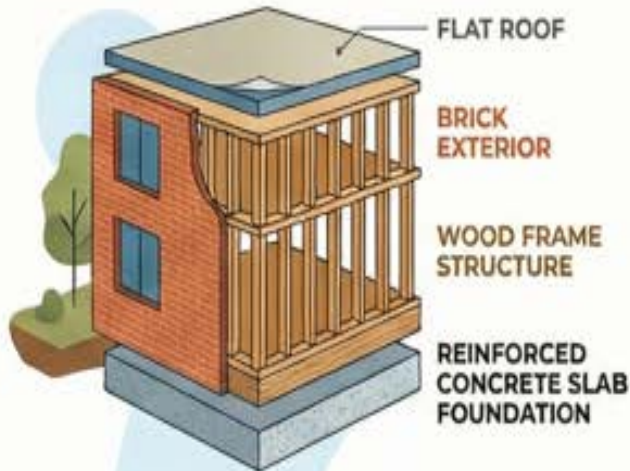
Oak Square Apartments is the **largest asset in the portfolio** and serves as the operational anchor of the Pontiac platform. Constructed in 1978, the community features **garden-style buildings** situated on **7.51 acres**, offering a low-density layout with mature landscaping and a central courtyard environment.

The property offers **spacious one- and two-bedroom floor plans**, many with **private patios or balconies**, appealing to long-term renters seeking value, space, and functionality. Units are heated with electric ceiling radiant heat and cooled through a wall AC. Each building has commercial Gas hot water tanks. Dishwashers, garbage disposals, are **individually metered for electric**, supporting efficient utility management.

Oak Square benefits from **193 on-site parking spaces**, including covered options, and is located directly along a **SMART bus route**, providing strong connectivity to employment centers, Oakland University, retail corridors, and Interstate 75. Its scale, layout, and construction profile make Oak Square well-suited for operational efficiencies, steady occupancy, and long-term cash flow stability within the portfolio.

Oak Square Property Snapshot

BUILDING & CONSTRUCTION



Separately Metered Electric Utilities

Units feature electric ceiling radiant heat and through-the-wall air conditioning.



Commercial Gas Hot Water

Each building is serviced by its own commercial-grade gas hot water tanks.

UNIT & PROPERTY FEATURES



193 TOTAL PARKING SPACES

P 169 OPEN SPACES

24 COVERED PARKING SPOTS

STANDARD UNIT AMENITIES

BALCONY/PATIO

DISHWASHER & GARBAGE DISPOSAL



MIXED INTERIOR FLOORING

KITCHENS & BATHS HAVE VINYL



LIVING AREAS FEATURE WALL-TO-WALL CARPETING





Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown.

UTILITIES INCLUDED

- Water/Sewer/Trash



Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown.

APPLIANCES INCLUDED

- Refrigerator
- Stove
- Garbage Disposal
- Dishwasher
- A/C Unit



THE PERRY PLACE APARTMENTS

ADDRESS:	4-145 N. Perry Street, Pontiac, MI 48340
BUILDING SIZE:	70,550 SF
UNITS:	72
LOT SIZE:	7.90 Acres
STORIES:	1-2
YEAR BUILT:	1974
ZONING:	R-3
APN:	64-14-15-327-004

THE PERRY PLACE OVERVIEW

The Perry Place Apartments is a **well-positioned, low-rise community** offering **large two-bedroom units averaging approximately 950 square feet**, a highly desirable feature within the Pontiac rental market.

Built in 1974 and spread across **7.90 acres**, the property features a **campus-style layout** with individual entrances, patios or balconies, and a suburban feel while remaining walkable to local retail and services.

Units include **through-the-wall AC**, dishwashers, garbage disposals, and washer/dryer hook up, with gas utilities included, creating a strong value proposition for residents. The property also offers **165 parking spaces**, including covered parking, enhancing tenant convenience and retention.

The Perry Place's combination of **larger floor plans, individual entrances, and generous land area** positions the asset as a long-term workforce housing play with durable demand, lower turnover, and optional future enhancement strategies under professional management

Property Snapshot: The Perry Place

Building & Construction

Wood Frame & Brick Exterior

Built on a reinforced concrete slab foundation.

Gabled Roof & Vinyl Windows

Roof has a single covering and windows are double pane.

165 Total Parking Spaces

93
Covered Spots

72
Open Spots

Unit & Community Amenities

Individual Unit Comforts

Each unit has its own AC, forced air heating, and hot water heater.

Modern In-Unit Features

Includes a balcony/patio, dishwasher, and washer/dryer hookups.

Community & Security Features

Offers common laundry facilities and deadbolt locks on unit doors.





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INCLUDED

- Air Conditioning
- Garbage Disposals
- Dishwasher
- Gas Utilities Included



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MONROE MANOR APARTMENTS

ADDRESS:	59 Monroe Street Pontiac, MI 48341
BUILDING SIZE:	48,243 SF
UNITS:	64
LOT SIZE:	0.52 Acres
STORIES:	5
YEAR BUILT:	1929
ZONING:	R-3
APN:	64-14-30-452-024

MONROE MANOR OVERVIEW

Monroe Manor Apartments is a **five-story, historically styled apartment building originally** constructed in 1929, offering architectural character that differentiates it from newer garden-style competitors.

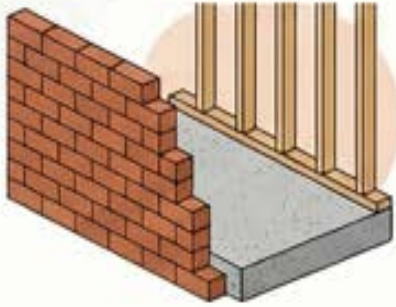
The property is centrally located near public transportation, healthcare facilities, and downtown Pontiac amenities.

The asset provides **studio, one-bedroom, and select larger layouts**, appealing to a diverse renter base including singles, seniors, and urban-oriented tenants. Units feature on-site laundry facilities, controlled access features, and **electric, gas, water, sewer, and trash utilities included**, supporting operational efficiency and resident security.

With its **vertical density**, smaller footprint, and urban location, Monroe Manor complements the broader portfolio by adding **downtown exposure and renter diversity**, while maintaining affordability and stable demand consistent with workforce housing fundamentals.

Monroe Manor: Property at a Glance

BUILDING & CONSTRUCTION



Durable Exterior Construction

Features masonry walls, wood framing, and a poured concrete slab foundation.

Modern Utility & Fixture Details



Flat Roof
Drainage Vent

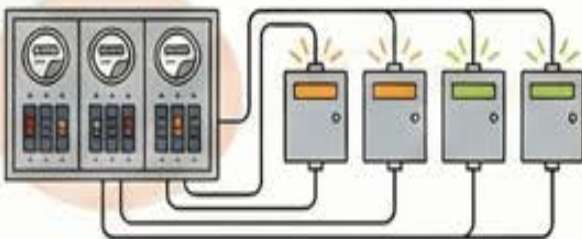


Double Pane
Window



HVAC Unit

Separately Metered Electrical



UNIT & PROPERTY FEATURES

Standard In-Unit Amenities

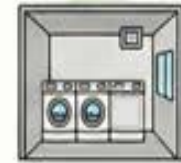
Every unit includes a range/stove, refrigerator, and air conditioning.



Convenient Property Amenities



Parking Lot
(24 Spaces)



Communal Laundry
Facility Room



On-Site
Manager

Comprehensive Security Measures



Security Patrol



Metal Screen
Door



Deadbolts



Smoke Detector





Rendings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown.



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HURON PLACE APARTMENTS

ADDRESS:	574 W. Huron Street Pontiac, MI 48341
BUILDING SIZE:	13,342 SF
AVAILABLE SF:	28
LOT SIZE:	0.172 Acres
PRICE / SF:	4
YEAR BUILT:	1930
ZONING:	R-3
APN:	64-14-30-476-045

PROPERTY OVERVIEW

Huron Place Apartments is a **boutique, urban-style asset** built in 1930 and located along the W. Huron Street corridor, providing immediate access to downtown Pontiac and regional transportation routes.

The property consists primarily of **studio and one-bedroom units**, making it well-suited for renters seeking affordability, proximity to employment, and smaller living footprints. Units include kitchens and full bathrooms, with **electric, gas, water, sewer, and trash utilities included**, simplifying tenant billing and supporting consistent occupancy.

Huron Place functions as a **high-occupancy, entry-level rental asset** within the portfolio, complementing the larger communities by capturing demand from single renters and smaller households while benefiting from centralized management when operated as part of the broader Pontiac platform.

Huron Place: Property Snapshot

A quick, visual summary of key construction and interior features for potential investors

BUILDING STRUCTURE & SYSTEMS

Durable Brick & Wood Frame Construction

Built on a garden-style basement foundation with a flat roof.



Boiler Heat & Separate Electric Meters

A central hot water boiler system provides heat; each unit is individually metered.



32-Space Paved Parking Lot

Offers ample on-site parking with building-mounted area lighting for security.



UNIT INTERIOR FEATURES

Standardized Interior Finishes



Units feature carpet, vinyl flooring, and painted drywall walls and ceilings.

Fully-Equipped Kitchens

Each kitchen is furnished with a refrigerator, gas/electric stove, and oven.



Aluminum Sliding Windows

Units are equipped with wood interior doors and aluminum frame sliding windows.





UTILITIES INCLUDED

- Electric
- Gas
- Water
- Sewer
- Trash



Renderings are an artist's conception and are intended only as a general reference. Features, materials, finishes and layout of subject unit may be different than shown.

APPLIANCES INCLUDED

- Refrigerator
- Range



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SECTION 2

Location
Information



PONTIAC, MI

Founded in 1818, Pontiac, Michigan, is the county seat of Oakland County, with a total population of over 60 thousand people. It is the second European-American settlement in the region, and was named after a chief of the Ottawa Tribe, who were the indigenous caretakers of this land prior to the arrival of European settlers.

As one of the core manufacturing centers of the automotive industry throughout the 20th Century, Pontiac offered a thriving economy. After consolidating several smaller car manufacturers, General Motors (GM) established a sophisticated automotive factory and related manufacturing infrastructure in Pontiac to build a variety of vehicles, including the famed Pontiac brand, which was named after the city.

During both waves of The Great Migration—first during the 1910s and 1920s and then post-World War II—many African Americans came to Pontiac from the South in search of better economic opportunities and to escape Jim Crow segregation. As a vibrant economic and community hub, Pontiac has evolved into a deeply multicultural city whose residents share rich heritages from around the world.

Throughout its history, Pontiac has reflected the changing cultural and societal values that have occurred throughout the United States. It was the site of both the NFL Super Bowl XVI in 1982, and the destruction of ten school buses, which were bombed in 1971 during White resistance to public school desegregation. As a former “company town,” Pontiac has experienced both meteoric economic growth as well as stagnation: After GM closed many of its operations in the area, Pontiac struggled to develop new economic opportunities for its residents, but has since become the site of a regional Amazon Fulfillment Center as well as the headquarters for United Wholesale Mortgage.

ENTERTAINMENT

- Waterford Oaks Waterpark - 185-acre preserve with a bicycle motocross tract, water park, sand volleyball court & Sledding hill.
- Sea Life Michigan Aquarium with over 250 species and 2,000 creatures including sharks, rays, and green sea turtles.



OAKLAND COUNTY

Oakland County, Michigan, boasts a strong economy driven by automotive, technology, healthcare, and manufacturing industries. Home to major employers like General Motors and Beaumont Health, to public enterprises like FANUC, HTC Global, OneStream and RGSB with low unemployment and high median incomes. With a thriving business climate and workforce development programs, it rivals top counties nationwide in economic strength.

Oakland County generates over 20% of Michigan's GDP, and is home to over 700 global companies from over 30 different countries, exporting \$14 Billion Annually.

HIGHLIGHTS

- The total population of Oakland County is 277,184.
- The median age is 40.73.
- Home to 62 diverse communities.
- Oakland County, Michigan, is home to dynamic urban cities that blend culture, entertainment, and economic opportunity.
- Oakland County is known for its vibrant downtowns, each offering unique charm, entertainment, and culture.
- More than \$273 billion in economic activity, accounting for 20% of MI's GOP.
- Home to over 700 foreign-owned firms from 34 different countries.
- 804 - Total number of multi-family units permitted in Oakland County in 2024 - the 3rd highest number in Michigan behind Wayne and Kent Counties.
- 68,280 - The Number of manufacturing jobs in Oakland County in 2024
- \$14.0 Billion - Manufacturing's estimated contribution to Oakland County's overall GRP in 2024.
- Oakland County attracted more than 16.7 million visitors in 2024, generating an impressive \$3.3 billion in visitor spending.
- There are 41% more households who own their homes than there are renters.
- Oakland County is proud to manage three airports, including Oakland County International Airport, Oakland/Southwest Airport, & Oakland/Troy Airport

Phoenix Center wrapping up demolition in downtown Pontiac



An aerial view shows the remaining, six-story structure of the Phoenix Center with its demolition. The project was owned by Phoenix Center Development LLC.

\$174.5M budget approved for downtown Pontiac revitalization project

Walkable green spaces, parking structures, relocation of 700 county employees among project plans



PONTIAC, Mich. — The Oakland County Board of Commissioners has approved a \$174.5 million budget for the downtown Pontiac revitalization project.

Oakland Towne Center Project in Pontiac Secures \$9.6M in Funding

Michigan Development Authority awarded \$9.6 million in funding for the redevelopment of the Oakland Towne Center project in downtown Pontiac, Michigan.

By NewsTeam | October 10, 2017

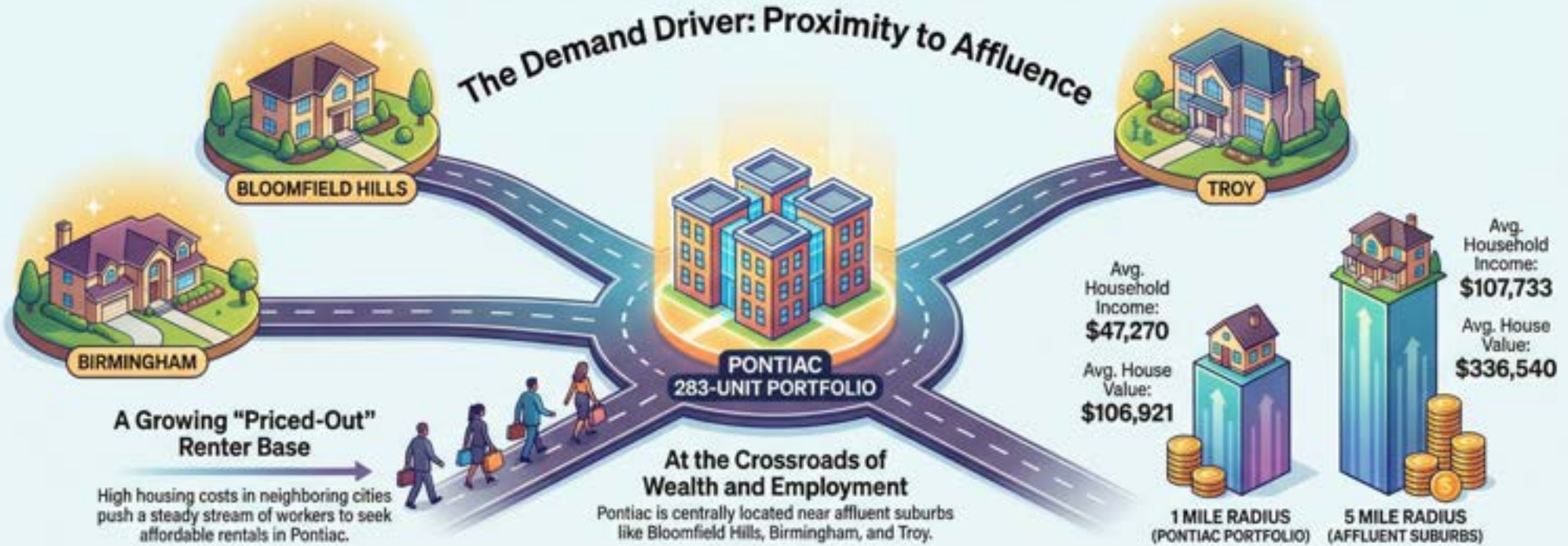


	Company Local Headquarters	Top Local Executive	Local Employees	Business Type
1	Beaumont Health Southfield (248) 858-5000	John Fox President and CEO	17,071	Health care system
2	Stellantis NV Auburn Hills (248) 576-5741	Mark Stewart COO, North America	13,156	Automobile manufacturer
3	General Motors Co. Detroit (313) 555-5000	Mary Barra Chairman and CEO	7,804	Automobile manufacturer
4	United Wholesale Mortgage Pontiac (800) 981-8868	Mathew Ishbia Chairman, President, and CEO	6,241	Mortgage lender
5	Ascension Michigan Warren (866) 501-3627	Kenneth Berkovitz, MD SVP Michigan Market	5,690	Health care system
6	Henry Ford Health System Detroit (800) 435-7936	Wright Lassiter III President and CEO	5,454	Health care system
7	U.S. Postal Service Detroit (313) 225-8027	Richard Morison District Manager	4,880	Postal service
8	Oakland County Waterford (248) 858-2581	David Coulter County Executive	3,583	Government
9	Magna International of America Troy (248) 631-1100	Swamy Kotagiri CMO	2,389	Automotive parts supplier
10	Trinity Health Michigan Livonia (734) 343-1000	Robert Casabou President and CEO	2,357	Health care system
11	Flagstar Bancorp Inc. Troy (248) 313-3000	Alexandro Dibello President and CEO	2,120	Financial institution
12	Rochester Community Schools Rochester (248) 725-3000	Robert Elstner Superintendent	2,077	Public school district
13	Comerica Bank Detroit (248) 371-5000	Michael Ritchie Michigan Market President	2,029	Financial institution
14	Continental Automotive Systems Auburn Hills (248) 333-5330	Samir Salmas CEO	2,000	Automotive parts supplier
15	Oakland University Rochester (248) 370-3184	Gra Hirsch Pasovitz President	1,844	Public university
16	Blue Cross Blue Shield of Michigan Detroit (313) 225-8000	David Longp President and CEO	1,836	Health care insurer
17	Lear Corp. Southfield (248) 447-1500	Raymond Scott Jr. President and CEO	1,749	Automotive parts supplier
18	Walled Lake Consolidated Schools Walled Lake (248) 596-2000	Kenneth Gulman Superintendent	1,703	Public school district
19	Troy School District Troy (248) 823-4000	Richard Mochalesy Superintendent	1,609	Public school district
20	The Suburban Collection Troy (877) 471-7100	David Fischer Chairman and CEO	1,577	Automobile dealerships

Source: Crain's Detroit Business

The Pontiac Proximity Play: An Investment in Geographic Arbitrage

The Demand Driver: Proximity to Affluence



A Growing "Priced-Out" Renter Base

High housing costs in neighboring cities push a steady stream of workers to seek affordable rentals in Pontiac.

At the Crossroads of Wealth and Employment

Pontiac is centrally located near affluent suburbs like Bloomfield Hills, Birmingham, and Troy.

The Value Opportunity: An Underserved Market

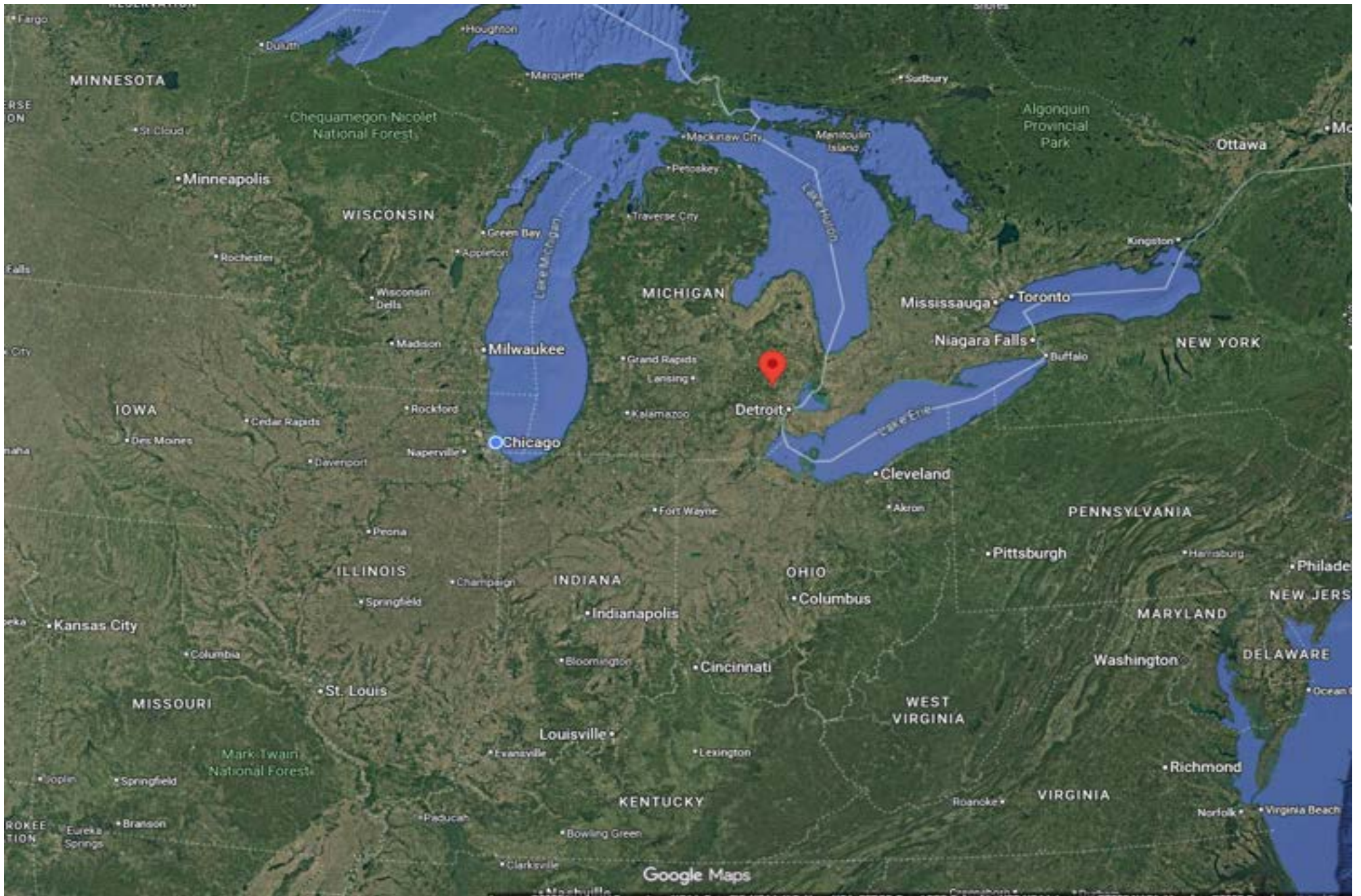
Lower Acquisition Costs in an Overlooked Market
Pontiac offers a compelling lower cost basis compared to its direct suburban competitors.

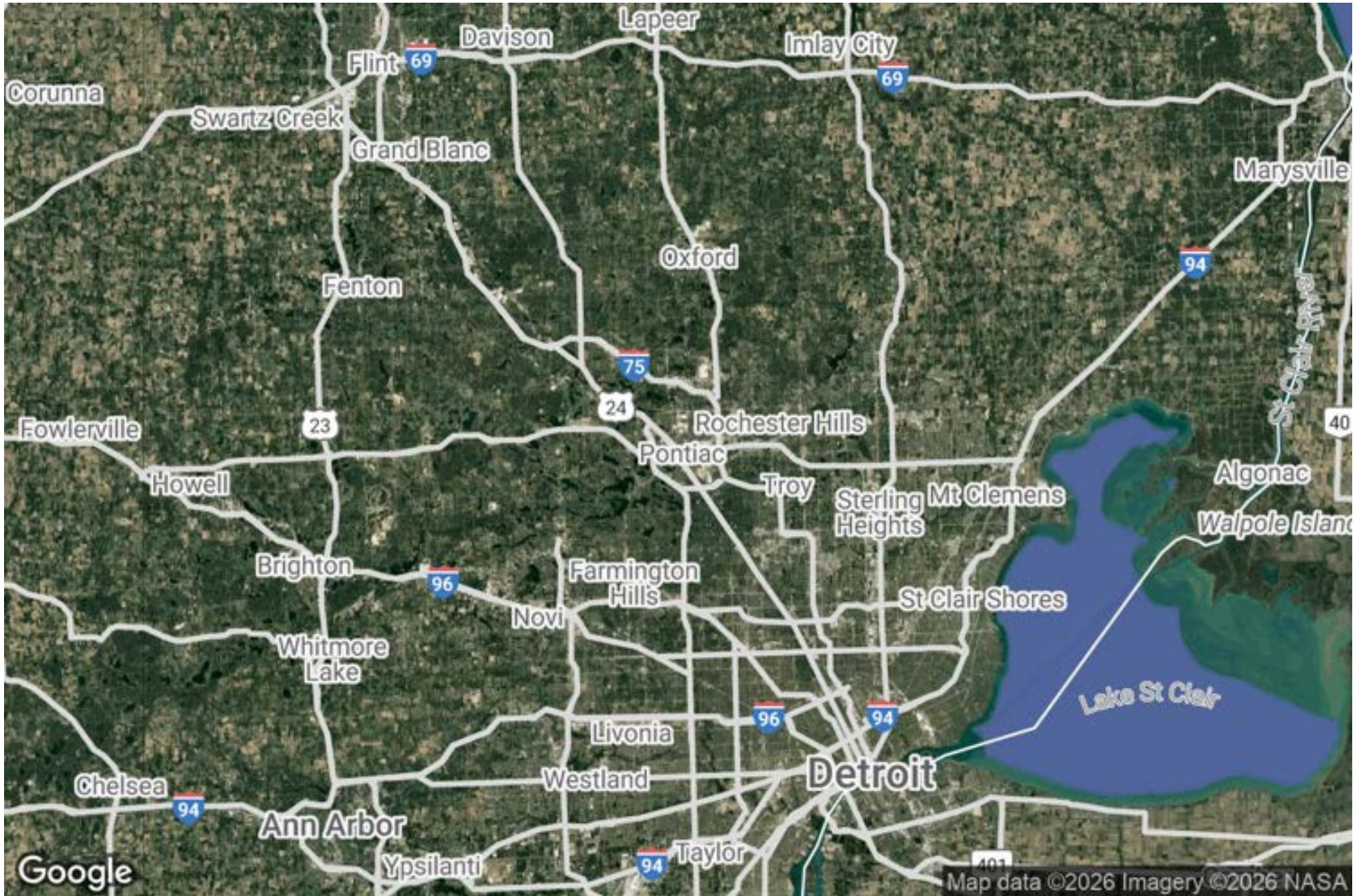
Capture Untapped Value
Reposition the portfolio through renovations and operational upgrades to drive significant rental growth.

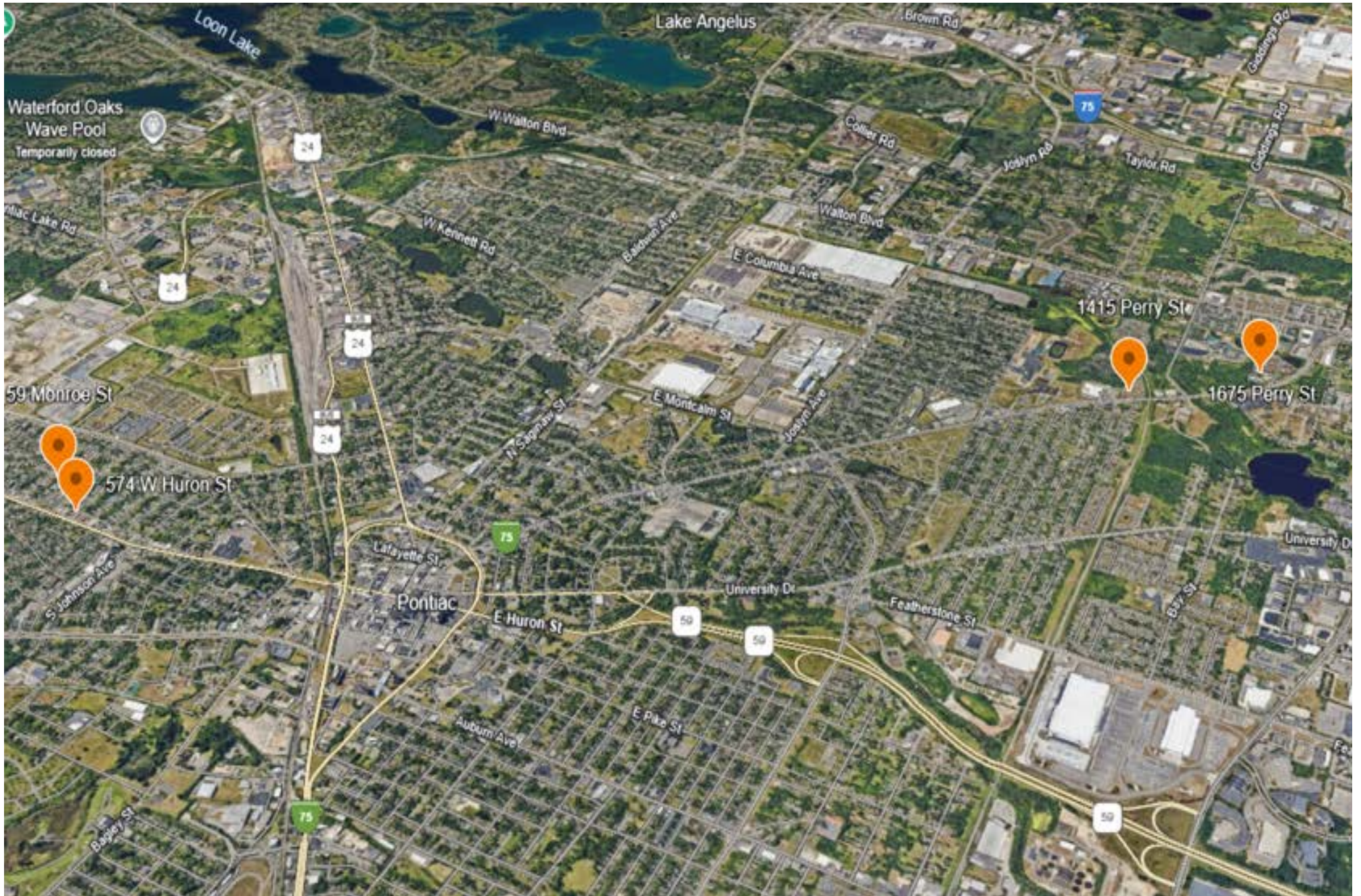
A Diversified 283-Unit Foundation
Four unique properties offer immediate scale and cater to a wide range of workforce housing needs.

Pontiac's Renaissance: Revitalizing the Heart of Oakland County











SECTION 3
Demographics

POPULATION

1 MILE 3 MILES 5 MILES

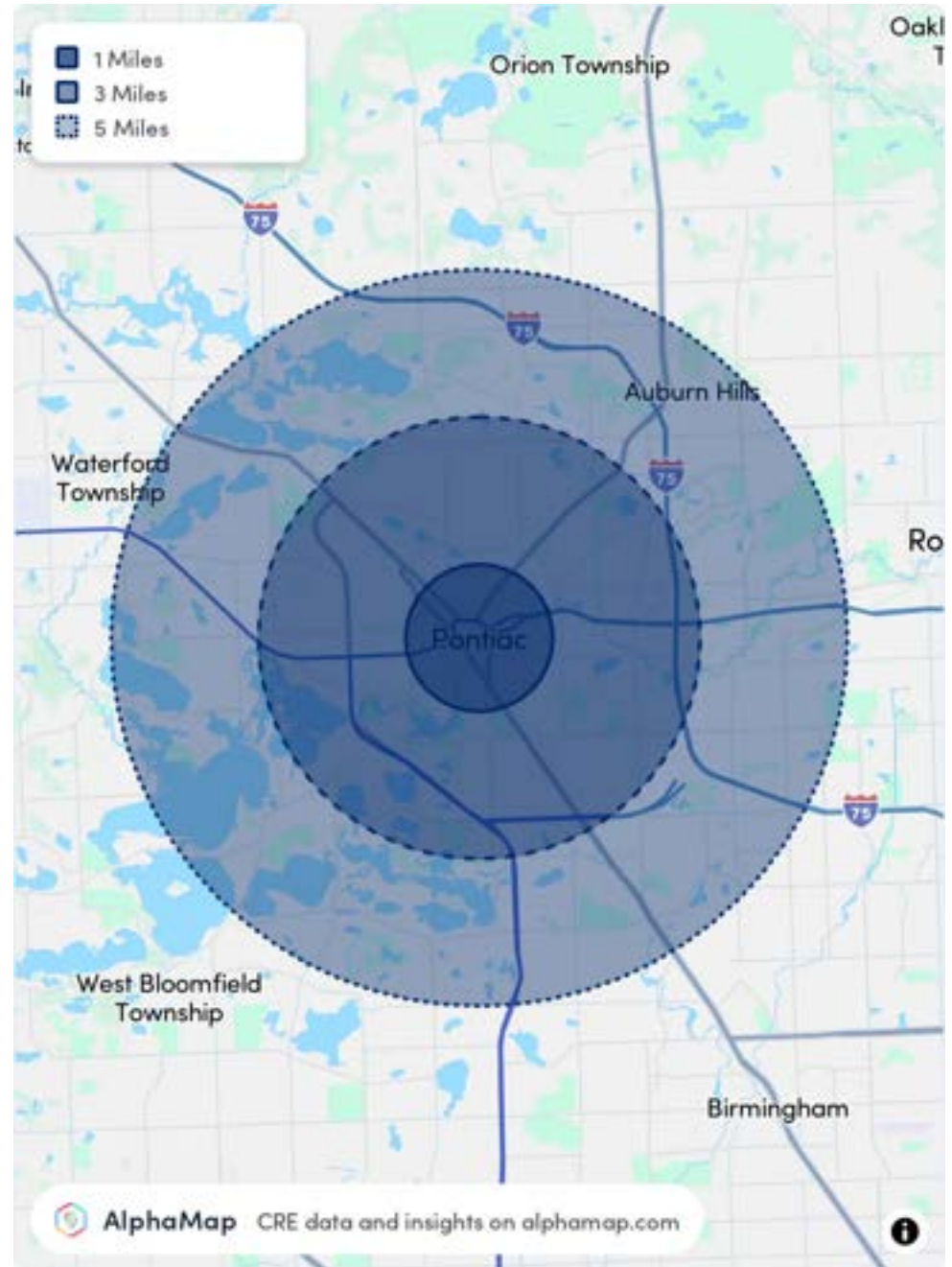
TOTAL POPULATION	11,226	76,614	156,185
AVERAGE AGE	37	39	41
AVERAGE AGE (MALE)	38	38	40
AVERAGE AGE (FEMALE)	37	39	42

HOUSEHOLD & INCOME

1 MILE 3 MILES 5 MILES

TOTAL HOUSEHOLDS	4,219	30,371	63,867
PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$47,270	\$71,206	\$107,733
AVERAGE HOUSE VALUE	\$106,921	\$198,546	\$336,540
PER CAPITA INCOME	\$17,507	\$28,482	\$44,888

Map and demographics data derived from AlphaMap





SECTION 4
Advisor Bios





REID BENNETT, CCIM

National Council Chair of Multifamily

reid.bennett@svn.com

Direct: **312.960.6762** | Cell: **773.251.7342**

PROFESSIONAL BACKGROUND

Reid Bennett, CCIM serves as National Council Chair of Multifamily Properties for SVN International and a Senior Vice President for SVN - Chicago Commercial. As a licensed managing broker for more than 20 years, he focuses primarily on the sale of apartment communities across the Midwest and also teams up with members of his council to serve clients across the country in over 150 markets. Reid prides himself on understanding the nuances and analysis of multiple unit apartment dwellings & low-income Section 8 & Section 42 communities.

In 2016, 2018 & 2021 Reid received the Partners Circle Award from SVN where he was ranked in the top .02% among all 1,200+ SVN advisors in the world for the third time.

A graduate from the University of Iowa, Reid also has achieved the highly coveted designation of Certified Commercial Investment Member (CCIM).

Also active in his community, Reid chaired the Development Committee for River North Residents Association (RNRA) where he worked in conjunction with developers and area residents to foster responsible development in one of Chicago's most active and desirable neighborhoods.

Prior to merging with SVN, Reid worked with condominium converters as well as large apartment complex buyers & sellers. He procured numerous multi-million dollar deals across the Midwest. Embodying the spirit of SVN, Reid fully utilizes the national platform and collaborative efforts to best perform for his clients on a global level.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM) - Designee

Real Estate Investment Association (REIA) - Member

SVN | Chicago Commercial
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Chicago, IL 60607
312.676.1866



CODY DORAN

Senior Vice President

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Direct: **312.960.6766** | Cell: **309.235.0995**

PROFESSIONAL BACKGROUND

Cody Doran serves as a real estate advisor for SVN | Chicago Commercial, specializing in affordable housing. His strong financial and accounting background enables him to thoroughly analyze property data and thus ascertain each investment will meet his clients needs and desires. He has become a recognized leader in the affordable housing industry by providing Owners and Equity Investors of Section 8 & Section 42 Low Income Housing Tax Credit property valuations and transactional assistance.

Prior to joining SVN, Cody served as CFO for a local company assisting the principals in multimillion-dollar real estate acquisitions across the United States.

Doran is a licensed real estate broker in Illinois and Iowa and received his BS in Accounting from Illinois State University.

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DAN SHORT, MBA

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PROFESSIONAL BACKGROUND

Dan Short, MBA is a Multifamily Advisor for SVN | Chicago Commercial, specializing in the sale of Multifamily assets. He is a Licensed Real Estate Broker in the state of Illinois and assists owners in the sale and purchase of apartment buildings and complexes across the Midwest.

Short has invested in Real Estate for several years and manages a portfolio of multifamily properties in Chicago's Lincoln Square neighborhood. He leverages his experience as an investor & property manager to advise clients on best practices and ways to maximize returns.

For the past 13 years, Short has served in the Medical Device industry, currently with Coloplast as Senior National Account Manager. During his tenure, Short consistently outperformed company sales expectations and in 2020 received the company's top honor being inducted into the President's Club. Short has partnered with several thought-leading health systems including: the University of Chicago Medicine, the Cleveland Clinic, Bon Secours Mercy Health, and the US Department of Veteran's Affairs.

Short holds an MBA from Northwestern University's Kellogg School of Management, and a Bachelor's Degree in Business Management & Professional Sales from Bradley University. He donates a portion of his annual income to the Michael J Fox Foundation for Parkinson's Research, a cause which he is deeply passionate about.

Outside of the office, he enjoys spending time with his wife Erin, sailing, Crossfit, cooking, & snow skiing.

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