

CONFIDENTIAL INVESTMENT OFFERING

ArkVue Channahon

CHANNAHON, IL

CHICAGO-JOLIET MSA

\$14MM

PREF EQUITY
OFFERING

2.11X

EQUITY
MULTIPLE

30.5%

PROJECT LEVEL
IRR

JCD Residential | REV Development



Conceptual rendering



01

Executive Summary

Project overview, terms, and offering structure

02

Market Overview

Channahon, Grundy & Will County fundamentals

03

Property Overview

Unit mix, amenities, floor plans, renderings

04

Financial Overview

Sources & uses, stabilized pro forma, returns

05

Sponsorship

Co development team, leadership, contractor



OFFERING CONTACTS

Jeffrey Donnelly

Executive Vice President

jeffrey.donnelly@colliers.com

Dmitry levkov

Executive Vice President

dmitry.levkov@colliers.com



INVESTMENT OFFERING

Executive Summary

Colliers Structured Finance (“Colliers”) is pleased to present a preferred equity investment opportunity with JCD Residential and REV Development (“the Sponsors”) for the development of ArkVue Channahon (“the Project”) in Channahon, Illinois, a 240-unit, Class A multifamily community strategically positioned on 12 acres at the junction of Interstates 55 and 80, just 1.5 miles from the CN Chicago Logistics Hub, one of the nation’s most active logistics corridors.

The Sponsors are seeking \$14,110,000 in preferred equity to complete the \$60.5MM capitalization, alongside \$8,176,499 of common/investor equity and \$908,500 of Sponsor co-investment (10% of common equity). A senior construction loan term sheet has been issued by a regional bank for \$37.4MM.

ArkVue is strategically positioned in the heart of America’s busiest logistics corridor and captures workforce housing demand from the region’s \$32B+ industrial and data-center investment boom, including the CN Chicago Logistics Hub just 1.5 miles away, Hyundai Translead’s \$450M / 2,500-job manufacturing campus in Channahon, and the approved \$20B / 795-acre Joliet Technology Center data center. Within a 5-mile radius, more than 28,000 residents earn a median household income of \$119,494, well above national averages. Proforma rents are projected at \$1,950/unit/month (\$2.17 PSF).

PROJECT SUMMARY	
Project Name	ArkVue Channahon
Address	Channahon, IL
Project Type	Class A Multifamily Development
Land Size	12 Acres
Units	240
Avg. Unit Size	909 SF
Rentable Area	218,112 SF
Parking	381 Stalls
Developers	JCD Residential & REV Development
Architect	NSBranch Architects
General Contractor	New Generation Construction
Total Project Cost	\$60,544,999 (\$252,271/unit)
Construction Start	July 2026
Projected Completion	May 2028

WHY ARKVUE CHANNAHON

Investment Highlights

01 1.5 Miles from CN's \$3B Hub

ArkVue sits just 1.5 miles from the CN Chicago Logistics Hub, a \$3B+ / 900-acre / 7,100-job intermodal campus breaking ground in late 2025. This project alone catalyzes unprecedented workforce housing demand within a 1.5-mile radius of the property.

1.5 MILES TO 7,100 NEW JOBS

02 Hyundai Translead in Channahon

Hyundai Translead's \$450M / 2,500-job manufacturing campus — announced March 2026 — revitalizes the former Lion Electric plant on Channahon Rd. One of two advanced manufacturing sites creating massive new demand for quality workforce housing.

2,500 JOBS BY 2029

03 Joliet Technology Center

Approved March 2026: a \$20B, 795-acre AI / hyperscaler data-center campus ~10 miles east in the same I-80 / I-55 employment corridor. Targeted anchor tenants include Google, Amazon, and Meta — the largest commitment in Illinois data-center history.

\$20B / 795 ACRES APPROVED

04 Exceptional Demographics

Channahon's median household income of \$119,494 ranks among Illinois's most affluent villages, with population growing 10.11% since 2020. The village ranks in the 96th percentile for safety and maintains a prime working-age demographic (median age 37.2).

96TH PERCENTILE FOR SAFETY

05 Best-in-Class Partnership

JCD's principals served as the lead development and construction team on 7,500+ apartment units on behalf of institutional ownership groups. REV Development contributes \$300M+ completed and a \$250M+ active pipeline. Combined 75+ years of team experience across development, construction, and asset management.

7,500+ UNITS DEVELOPMENT-LED



PRO FORMA & CAPITAL STRUCTURE

Financial Overview

\$60.5MM TOTAL PROJECT COST	\$252K COST / UNIT	\$4.2MM STABILIZED NOI	6.94% TRENDED YIELD / COST	2.11X EQUITY MULTIPLE
---	--	--	--	---

ANNUAL CASH FLOW PROJECTION

(\$ in millions)	Yr 1 2027	Yr 2 2028	Yr 3 2029	Yr 4 2030	Yr 5 2031
Occupancy %	11%	84%	95%	95%	95%
Total Revenue	\$0.79	\$5.51	\$6.54	\$6.60	\$6.67
Vacancy Loss	—	(\$0.12)	(\$0.29)	(\$0.30)	(\$0.30)
Effective Gross Inc.	\$0.79	\$5.39	\$6.25	\$6.31	\$6.37
Operating Expenses	(\$0.12)	(\$0.74)	(\$0.87)	(\$0.87)	(\$0.88)
Fixed Expenses	(\$0.13)	(\$0.99)	(\$1.18)	(\$1.19)	(\$1.20)
Net Operating Income	\$0.55	\$3.67	\$4.20	\$4.24	\$4.28
NOI Growth %	—	566%	14%	1.0%	1.0%

SOURCES & USES OF FUNDS

Sources	%	Amount
Senior Debt	61.7%	\$37,350,000
Preferred Equity	23.3%	\$14,110,000
Common Equity	15.0%	\$9,084,999
Total Sources	100%	\$60,544,999

Uses	Amount
Acquisition / Land	\$2,500,000
Hard Costs	\$42,042,579
Soft Costs	\$4,183,800
FF&E	\$300,000
Development Fee	\$2,328,654
Reserves	\$7,266,792
Financing Costs	\$1,823,175
Total Uses	\$60,544,999

THE VILLAGE OF CHANNAHON

Market Overview



SUBURBAN TRANQUILITY. URBAN ACCESSIBILITY.

Channahon represents a compelling investment opportunity in the Chicago metropolitan region, combining suburban safety and quality of life with seamless access to regional employment centers.

Positioned at the confluence of the DuPage, Des Plaines and Kankakee Rivers, and at the junction of I-55, I-80 and Route 6, this affluent village of approximately 14,800 residents delivers the 'lifestyle trifecta' of suburban living, urban opportunity and rural tranquility — positioning Channahon as a premier choice for quality-conscious residents across the Chicago metropolitan region.

Quality of Life

Ranked 2nd Safest City in Illinois and 13th Safest in America. Channahon School District 17 is a top-tier feeder, and Minooka Community High School ranks in the top quintile of Illinois high schools. Residents enjoy Channahon State Park, Heritage Bluffs Golf Club and three-river waterfront access.

Economic Anchor

Dual-county positioning across Will and Grundy Counties provides regulatory and tax advantages. Strategic location at the I-55/I-80 intersection creates a natural logistics hub with direct access to Chicago's CBD and regional industrial centers.

Housing Demand

Affluent demographics with consistent housing demand, well-maintained stock, and strong supply-demand balance. Channahon's recognition as a top family destination supports long-term tenancy stability and low turnover.

AN AFFLUENT, FAST-GROWING VILLAGE

Channahon Demographics



AN AFFLUENT RENTER BASE

Household Income Profile

Channahon's median household income of **\$119,494** is approximately **60% above the Illinois median** (\$81,702) and 52% above the U.S. national median. The village's largest household income cohort earns \$200K+, driven by dual-income professional families with direct commuter access to Chicago, Joliet, and the I-55/I-80 logistics corridor.

The population has grown **10.1% since the 2020 Census** — one of the fastest growth rates in the Chicago exurbs — while unemployment has fallen alongside a 7.9% regional job expansion since 2019. These fundamentals are a rare combination in today's Illinois housing market.

QUALITY OF LIFE ACCOLADES

Safety, Schools, Lifestyle

2nd	Safest City in Illinois (Nat'l Council for Home Safety)
13th	Safest City in America
96%	Public Safety Percentile
4★	Minooka Community HS — SchoolDigger rating
Top 25%	Minooka HS rank among Illinois high schools

WILL & GRUNDY COUNTY FUNDAMENTALS

Regional Market

Channahon's dual-county position delivers access to two of Illinois's strongest growth counties — Will County (4th-most populous in Illinois and one of only nine IL counties gaining population over the last decade) and Grundy County (above-state-median income with a 7.9% jobs expansion since 2019).

WILL COUNTY

Illinois's Job Growth Engine

701,462 Population (2026)	4th Most Populous IL County	#1 Job Growth Center of IL
\$85K+ Median Household Income	8,700 CenterPoint Jobs	1 of 9 IL Counties Gaining Pop.

Home to the CenterPoint Intermodal Center — the largest inland port in North America — plus Amazon's IL3 fulfillment center (1M SF, 1,000+ jobs), ExxonMobil Joliet Refinery, and major corporate employers. Population growth of 2.8% since 2010 leads central-Illinois counties.

GRUNDY COUNTY

Above-Market Incomes. Supply Scarcity.

54,331 Population (2026)	+4.9% Growth Since 2010 Census	\$93,060 Median Household Income
4.6% Unemployment (May '25)	+7.9% Jobs Growth Since 2019	4 Class I Railroads

Grundy County posts a median income 14% above the Illinois median. Anchored by Procter & Gamble's new plant and Dresden Generating Station, with four Class I railroads and Illinois River port access creating a unique logistics and industrial footprint.

AMERICA'S INLAND PORT GATEWAY

Transportation & Infrastructure

Channahon sits at the heart of North America's most active freight corridor. The village offers direct access to two interstate highways, three Class I railroads via CenterPoint, and an inland waterway system connecting the Illinois, Des Plaines, and Kankakee Rivers — supporting 65% of the U.S. population within a single day's drive.

INTERSTATE HIGHWAY

I-55 & I-80

Property sits 1.5 miles from I-80 and 2.75 miles from I-55. Combined, these corridors carry logistics traffic from the Atlantic, Pacific, and Gulf coasts. 55-minute drive to downtown Chicago; 15 minutes to Joliet.

I - 80 RECONSTRUCTION

\$1.3B Program

IDOT's six-year, \$1.3B reconstruction of 16 miles from Minooka to New Lenox is underway — adding capacity, new bridges, interchange rebuilds, and ADA improvements. Substantial completion projected 2028.

INTERMODAL RAIL

3+ Class I Lines

CenterPoint Intermodal (Joliet/Elwood) is North America's largest inland port, with 785-acre Union Pacific and 770-acre BNSF complexes. Serves Amazon, Target, Walmart, Home Depot — 8,700 full-time workers.

RIVER & AIR

Multi-Modal

Illinois River ports provide barge access to the Gulf. Lewis University Airport (LOT) and Chicago Rockford International offer general aviation and commercial capacity. Midway and O'Hare within 45 minutes.

AMERICA'S INLAND PORT

\$32B+ Investment Boom

32,000+ new jobs and more than \$30B of concurrent industrial and data-center investment — with ArkVue Channahon at the epicenter, just 1.5 miles from the CN Chicago Logistics Hub, minutes from Hyundai Translead's new Channahon campus, and alongside the approved 795-acre Joliet Technology Center data center.

1 CN Chicago Logistics Hub

\$3.0B+ | 7,100 Jobs

900-acre intermodal terminal + 8–9M SF industrial. Just 1.5 miles from property. Breaks ground late 2025; operations 2027.

2 Hyundai Translead — Channahon

\$450MM | 2,500 Jobs

Revives the 900K SF former Lion Electric plant on Channahon Rd. plus 1.3M SF ex-Caterpillar plant in Joliet. Operations Q2 2027.

3 Joliet Technology Center

\$20B | 795 Acres

Approved March 2026: Hillwood + PowerHouse. 24-building, 6.9M SF AI / hyperscaler data-center campus. Phase 1 delivers 2028.

4 NorthPoint Compass Business Park

\$2.6B | 10,000+ Jobs

2,300-acre, 21M SF logistics park in Joliet — one of the largest private industrial developments in the region.

5 Amazon Illinois Expansion

\$4.0B+ | 4,000+ Jobs

Decade-long expansion including the 1.1M SF Channahon fulfillment center (IL3) and the 1M SF Joliet center.

6 CenterPoint Intermodal Center

\$2.0B+ | 8,700+ Jobs

North America's largest inland port — 2,500-acre Union Pacific + BNSF complex. Target 1.4M SF DC opening 2025.

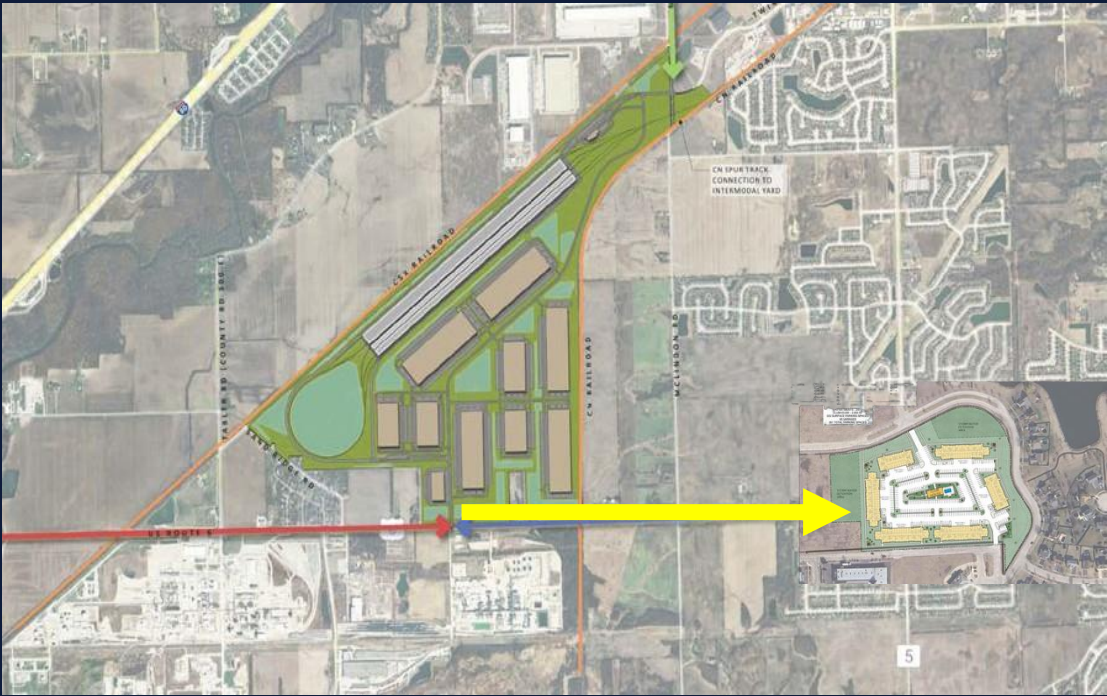
THE NEAREST MAJOR JOB ENGINE

CN Chicago Logistics Hub

1.5 MILES
from the property

The largest logistics development in Midwest history breaks ground in late 2025, fundamentally transforming Channahon's employment landscape and creating immediate workforce housing demand within a 2-mile radius of ArkVue.

- State-of-the-art intermodal terminal (Phase 1)
- 8–9 million SF industrial complex (Phase 2)
- Operations 2027; catalyzes further regional industrial build-out



7,100
TOTAL NEW JOBS

\$350MM
ANNUAL WAGES

\$859.5MM
ANNUAL OUTPUT

\$12.6MM
ANNUAL PROPERTY TAX

IMMEDIATE MULTIFAMILY OPPORTUNITY

With 7,100 workers needing housing within a 2-mile radius, ArkVue captures demand from Illinois's largest job-creation project.

ILLINOIS' LARGEST DATA CENTER CAMPUS

Joliet Technology Center

A \$20 billion, 795-acre AI / hyperscaler data-center campus was approved by Joliet City Council in March 2026 — located just ~10 miles east of ArkVue Channahon, in the same I-80 / I-55 employment corridor. The project targets Google, Amazon, and Meta as anchor tenants and is the single largest capital commitment in Illinois data-center history.

\$20B

TOTAL INVESTMENT

795 ACRES	Annexed into Joliet (Jackson Township)
24 BUILDINGS	Across four sub-campuses
6.9M SF	Total data-center floor area
1,800 MW	Peak electricity demand — largest in Illinois
Mar 2026	Approved (8–1 City Council vote)

HYPERSCALER HIRING = ARKVUE LEASE-UP DEMAND

PROXIMITY TO ARKVUE

In the Same Employment Corridor

~10 MILES

east of ArkVue

- Jackson Township, south of Chicagoland Speedway
- Same I-80 / I-55 corridor; shared talent pool
- Years of construction + operational hiring

A HIGH-INCOME, HIGH-DEMAND SUBMARKET

Grundy County Multifamily

97%

SUBMARKET OCCUPANCY

\$32B+

REGIONAL INVESTMENT

652

TOTAL SUBMARKET UNITS

3-4%

ANNUAL RENT GROWTH

FUNDAMENTALS SUPPORT NEW CLASS A DELIVERY

Grundy County's existing 652-unit inventory runs at 97% occupancy with annual rent growth of 3-4%. Against the backdrop of \$32B+ in regional industrial and data-center investment creating 32,000+ new jobs, household formation is accelerating — supporting demand for amenity-rich Class A product priced to capture the corridor's higher-earning workforce.

DEMAND TAILWINDS

32,000+

New regional jobs

CN (\$3B, 7,100 jobs, 1.5 mi), Hyundai Translead (\$450M, 2,500 jobs, Channahon), \$20B / 795-acre Joliet Technology Center data center, Amazon, NorthPoint, and CenterPoint — all driving sustained workforce-housing demand in the corridor.

REGIONAL INVESTMENT

\$32B+

Industrial & data-center capex

Capital is flowing into the I-80 / I-55 corridor at unprecedented scale — CN (\$3B), Hyundai Translead (\$450M), Joliet Technology Center (\$20B), Amazon, NorthPoint, and CenterPoint — sustaining new household formation and workforce-housing demand.

AFFLUENT RENTER BASE

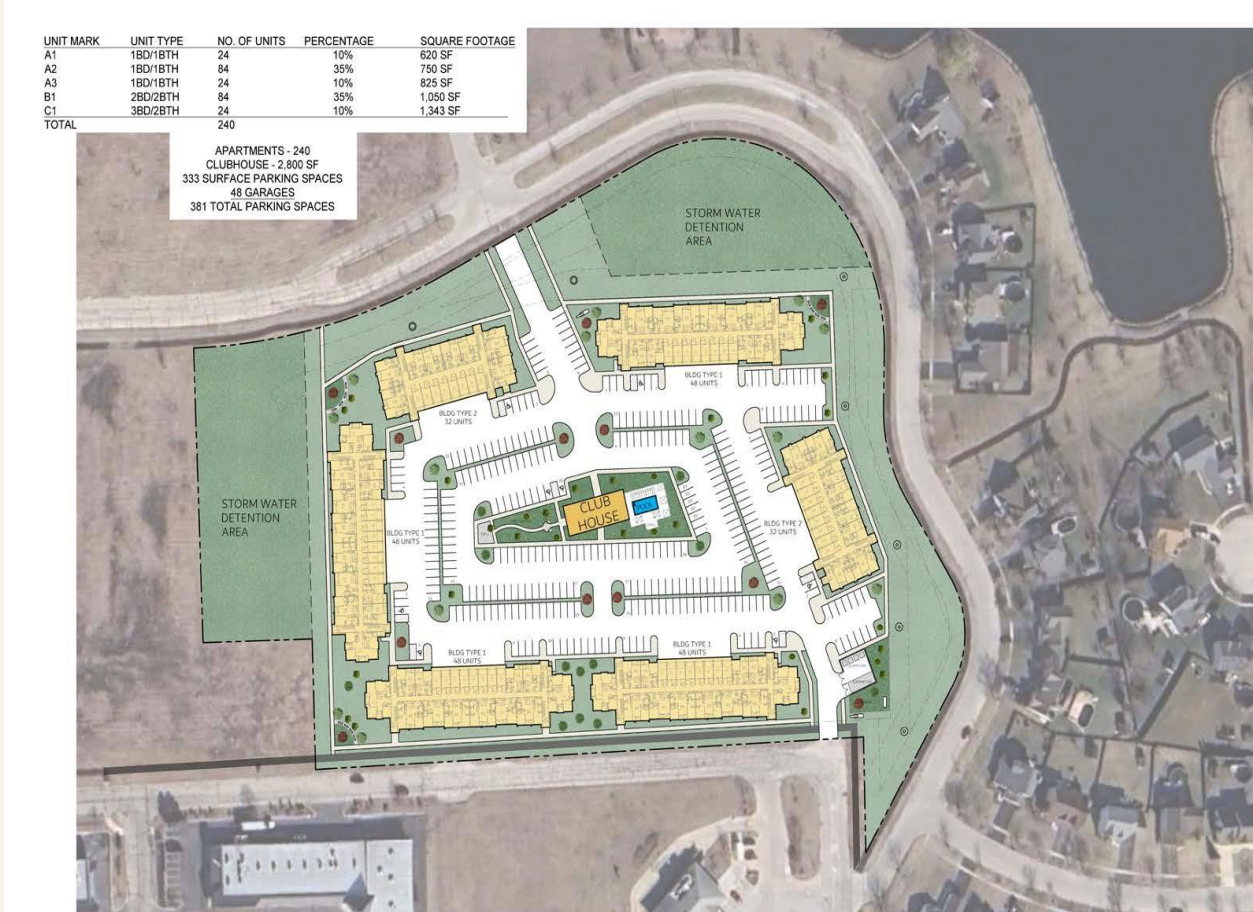
\$119K

Median HH income (Channahon)

The 20-29 renter cohort is expanding against national trends, underwriting demand for amenity-rich, smart-home Class A product — the type of renter willing to pay premium rents.

FULLY APPROVED — PAD READY

Proximity & Site Plan



DRIVE TIMES & DISTANCES

Nexus of Two Major Highways

1.5 mi to I-80 interchange access

2.75 mi to I-55 interchange access

2 mi to CN Chicago Logistics Hub

15 min to Joliet, IL (3rd largest city in IL)

25 min to Lewis University Airport (LOT)

45 min to Midway International Airport

55 min to downtown Chicago

240 UNITS. 218,112 SF. PURPOSE-BUILT CLASS A.

Property Overview



UNIT MIX

UNIT	TYPE	UNITS	% MIX	AVG SF	TOTAL SF
A1	1 Bed / 1 Bath	24	10%	620	14,880
A2	1 Bed / 1 Bath	84	35%	750	63,000
A3	1 Bed / 1 Bath	24	10%	825	19,800
B1	2 Bed / 2 Bath	84	35%	1,050	88,200
C1	3 Bed / 2 Bath	24	10%	1,343	32,232
Total		240	100%	909	218,112

AMENITIES & FEATURES

Resort-Style Amenity Package

Fitness Facility

Full gym with free weights + cardio

Outdoor Gathering

Grill stations + communal space

Patio & Yard Units

Select ground-floor units

Smart Home Ready

Pre-wired for connected systems



Resort-Style Pool

With pool deck and cabanas

On-Site Garage

381 parking stalls, covered options

High-Quality Finishes

Modern fixtures & upgraded cabinetry

Pet-Friendly

Pet spa / wash station



ONE-BEDROOM UNITS (55% OF MIX)

Floor Plans

A1

620 SF

1 BED / 1 BATH • 10% of units

A2

750 SF

1 BED / 1 BATH • 35% of units

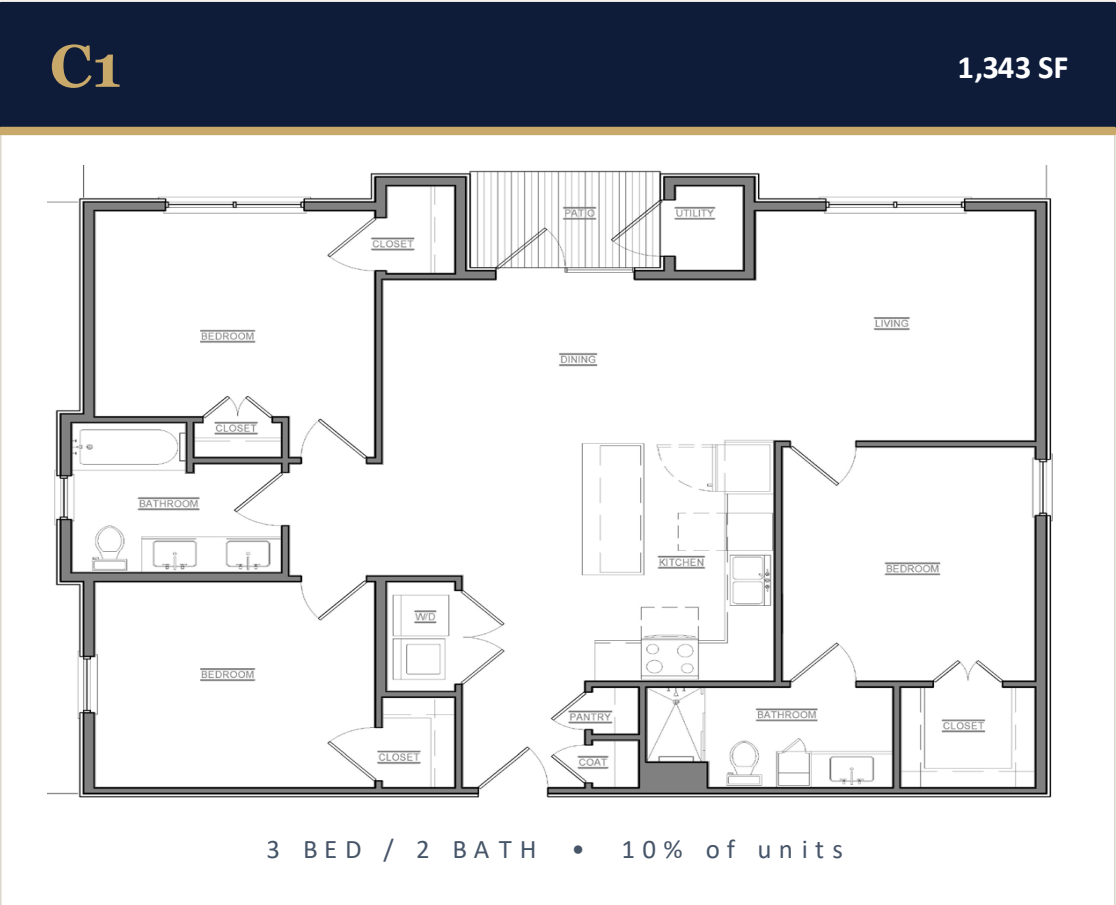
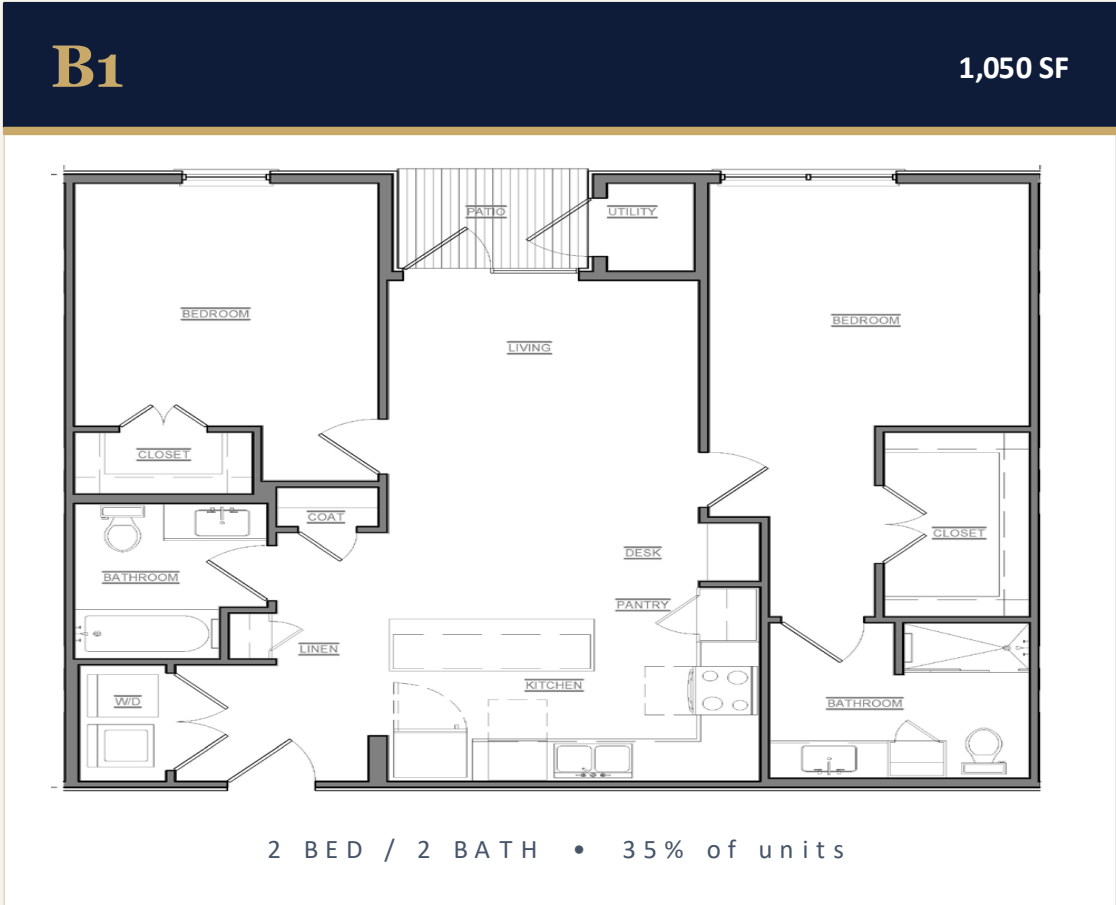
A3

825 SF

1 BED / 1 BATH • 10% of units

TWO - & THREE - BEDROOM UNITS (45 % OF MIX)

Floor Plans



Front Facade

Conceptual Rendering



Back Facade

Conceptual Rendering



ARKVUE VS. REGIONAL CLASS A SET

Rent Comparables

#	PROPERTY	CITY	YR BUILT	UNITS	AVG SF	MKT RENT	RENT / SF
1	Timber Pointe Apartments	Joliet, IL	2023	137	1,210	\$2,398	\$1.98
2	The View at Rock Run	Joliet, IL	2024	264	973	\$2,482	\$2.55
3	Woodlands of Crest Hill	Crest Hill, IL	1972	730	638	\$1,443	\$2.26
4	Bays Tower Apartments	Joliet, IL	1965	139	549	\$1,383	\$2.52
5	Sixteen30	Plainfield, IL	2021	284	1,068	\$2,200	\$2.06
6	Mallard Point Apartments	Channahon, IL	1999	173	1,125	\$1,811	\$1.61
7	The Bluffs	Romeoville, IL	2022	240	1,145	\$2,325	\$2.03
8	Seasons at Plainfield	Plainfield, IL	2023	320	981	\$2,266	\$2.31
9	Springs at Lockport	Lockport, IL	2024	320	1,012	\$2,490	\$2.46
10	The Belvedere Apartments	Naperville, IL	2024	212	1,202	\$3,006	\$2.50
11	Lincoln Station Rowhomes	New Lenox, IL	2024	220	938	\$2,232	\$2.38
	AVERAGE	—	2010	276	985	\$2,185	\$2.24
★	ArkVue Channahon	Channahon, IL	2028	240	909	\$1,950	\$2.17

★ VALIDATED BY JLL (APR 2026)

ArkVue rents are priced ~11% below the comp set average (\$1,950 vs. \$2,185) — delivering value for residents while enabling meaningful rent upside over the hold period. PSF pricing of \$2.17 is in-line with the comp average of \$2.24, reflecting efficient unit design. Source: RPM Living Market Survey, 4/15/26.

JLL's third-party valuation review concluded a \$1,955 weighted-average monthly rent — modestly above our \$1,950 underwriting.

STABILIZED VALUATION BENCHMARK

Sale Comparables

#	PROPERTY	CITY	UNITS	SF	YR BUILT	SALE PRICE	\$ / UNIT	\$ / SF	SALE DATE
1	Sixteen 30	Plainfield, IL	284	250,000	2021	\$78,350,000	\$275,880	\$313.40	4/10/2024
2	Woodlands of Crest Hill	Crest Hill, IL	730	473,524	1972	\$95,000,000	\$130,137	\$200.62	10/18/2023
3	The Bluffs	Romeoville, IL	240	192,000	2021	\$71,500,000	\$297,917	\$372.40	11/15/2022
	AVERAGE	—	418	305,175	2005	\$81,616,667	\$234,644	\$295.47	
★	ArkVue Channahon	Channahon, IL	240	218,112	2028	\$71,166,553	\$296,527	\$326.27	Q4 2029

2021-2024

RECENT TRADING RANGE (NEW-VINTAGE COMPS)

New Class A product in the I-80/I-55 submarket has traded at an average of \$286,900 per unit — a data point validating ArkVue's \$296,527/unit stabilized valuation.

\$71.2MM

STABILIZED VALUATION

★ VALIDATED BY JLL (APR 2026)

Applying a 5.90% exit cap to \$4.20M stabilized NOI produces a stabilized value of \$71.2MM — well supported by recent trades and providing institutional-quality exit liquidity. **JLL's third-party valuation review** came within ~3% of this underwriting.

CO-DEVELOPMENT PARTNER

JCD Residential

JCD
RESIDENTIAL



7,500+
UNITS DEVELOPMENT-
LED

30 YRS
COLLECTIVE EXPERIENCE

Multifamily
CORE FOCUS

Construction-rooted expertise. Institutional-grade execution.

Built on a foundation of construction expertise and over 30 years of collective experience, JCD's principals have led the development and construction of 7,500+ apartment units on behalf of institutional ownership partners — bringing comprehensive knowledge from project conception through construction, lease-up, and asset management.

Construction-Rooted

Hands-on technical knowledge that differentiates us from traditional developers — enabling accurate feasibility assessment, in-build cost control, and efficient problem-solving.

Institutional Standard

Systematic site selection, entitlement management, and market analysis with transparent reporting and professional project management.

Collaborative Core

Principals share a unique history of working together, separating to gain diverse experience, then reuniting with strengthened expertise — decisions built on trust and shared accountability.

CO-DEVELOPMENT PARTNER

REV Development

\$300MM+

COMPLETED (LAST 5 YRS)

\$250MM+

ACTIVE PIPELINE

75 YRS

COMBINED TEAM EXP.

Mixed-use specialization. Integrated service platform.

Founded in 2015 by Mike Works and Justin Hernandez, REV Development specializes in complex mixed-use projects that integrate hospitality and residential components. REV has successfully developed or co-developed over 15 hotels, demonstrating proficiency in managing the unique operational and financing challenges of hospitality assets.

Integrated Platform

Development, construction management, property management, and real estate brokerage under unified leadership — ensuring consistent execution and accountability across all project phases.

Financing Expertise

Sophisticated knowledge of public financing mechanisms — TIF, EEA, PACE, LB840, EB-5, and Rural Workforce Housing Funds — to enhance project economics and reduce capital requirements.

Mixed-Use Specialization

Deep expertise maximizing land-use efficiency by combining hotel, multifamily, and retail programs. Over 15 hotels developed or co-developed, reflecting hospitality operational expertise.



ALIGNED EXPERTISE ACROSS DEVELOPMENT, CONSTRUCTION & FINANCE

Established Leadership Team



Jonathan Coldea

JCD

Principal, Head of Development — JCD

Helps lead financial strategy and capital raising — contributing to equity and debt sourcing, deal structuring, risk management, and feasibility and budgeting work across the portfolio.



Justin Hernandez

REV

Principal — REV Development / President — NGC

22+ years in construction and development with \$900M+ delivered. Leads construction firm NGC Group since its 2009 founding, providing comprehensive operational oversight and execution discipline.



John Hawpe

JCD

Principal, Head of Construction — JCD

Supports design and construction from concept through stabilization — coordinating with architects and engineers, helping manage entitlements, budgets, schedules, and contractors, and keeping projects on time and on budget.



Josh Harm

REV

Director of Finance & Investments — REV

20+ years of commercial lending and real estate finance experience, having originated \$1B+ in real estate financing throughout his career. Structures complex financing for mixed-use and hospitality projects.

NEW GENERATION CONSTRUCTION (NGC)

General Contractor

78%

REPEAT CLIENT RATE

All-Incl.

GC SERVICE MODEL

Multifamily

CORE DISCIPLINE

Community-rooted. Client-centered. Innovation-led.

NGC is an all-inclusive commercial general contracting firm specializing in multifamily, hospitality, and commercial projects. Built from deep community roots as a local contractor, NGC has evolved into a comprehensive construction partner while maintaining its foundational commitment to client satisfaction and community impact. Additional information can be found at [www.ngcgroupinc.com](https://ngcgroupinc.com).

Client Partnership

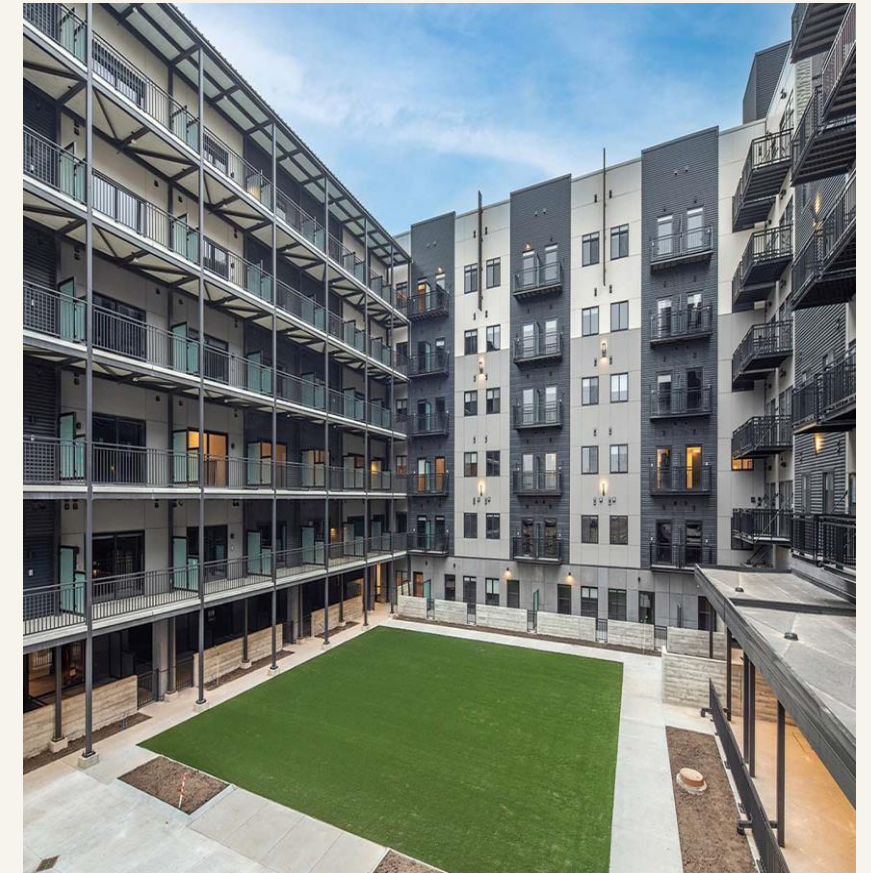
78% repeat client rate — NGC's business model centers on long-term relationships, clear communication, and responsive service from concept through completion.

Technology & Innovation

Leverages new construction technology and creative problem-solving — enabling more efficient project delivery, technical complexity management, and enhanced building performance.

Safety & Community

Comprehensive safety initiatives beyond traditional protocols, plus a commitment to leave every community better than found — reflecting NGC's holistic project approach.

<https://ngcgroupinc.com>

Colliers Structured Finance

Colliers' Structured Finance Group arranges debt and equity financing for institutional investors, developers and owners to facilitate acquisitions, developments and re-capitalizations. With more than 33 years of accumulated experience, our team has the background and relationships to implement creative solutions that suit each client's time and capital needs, marrying the right investment partner to each holding.

Thirty-three years of accumulated experience ensures sophisticated and economically intelligent debt and equity financing; industry-leading advice in the pursuit of long-term, value-enhancing strategies; and the structuring of creative financial solutions for all types of properties. Colliers' Structured Finance Group has the knowledge, resources and relationships to assist the real estate owner, investor and developer communities in achieving their capital goals for almost any kind of investment, project or initiative.

Jeff and Dmitry co-lead a team of investment sales and debt/equity placement specialists in national and international assignments. They originate client relationships; negotiates exclusive agencies; directs comprehensive underwriting/analysis of real estate projects across all real estate asset classes; and executes offering memorandum for debt, mezzanine debt and private equity opportunities.



JEFFREY DONNELLY
Executive Vice President
jeffrey.donnelly@colliers.com
212.716.3584



DMITRY LEVKOV
Executive Vice President
dmitry.levkov@colliers.com
212.716.3741



CHRIS CHOU
Managing Director
chris.chou@colliers.com
617.330.8089



GRACE HORAK
Transaction Manager
grace.horak@colliers.com
210.749.3689



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2026 All rights reserved. Colliers Mortgage LLC