

ArkVue Channahon

\$9.4MM
JV Equity Offering

30.6%
IRR

2.17x
Equity Multiple

CHANNAHON, IL
CHICAGO - JOLIET MSA

Colliers

Conceptual Rendering

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Conceptual Rendering



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Executive Summary

Colliers Capital Markets (“Colliers”) is pleased to present a joint venture opportunity with JCD Development and REV (“the Sponsors”) for the development of ArkVue Channahon (“the Project”) in Channahon, Illinois. The Sponsors are seeking \$9,405,000 in joint venture equity representing a 90% limited partner interest in this Class A multifamily development.

ArkVue Channahon is a **240-unit Class A multifamily development** strategically positioned on 12 acres at the junction of Interstates 55 and 80—one of the nation’s most active logistics corridors. This **premier location offers exceptional regional connectivity**, supporting both strong employment growth and long-term housing demand within a 5-mile radius of more than 28,000 residents earning a **median household income of \$123,375**, well above the national average.

Planned as the first phase of a larger mixed-use development, ArkVue will be the area’s **first market-rate multifamily project since 2020**, creating a clear competitive advantage in serving the region’s growing workforce. Market-rate proforma rents are projected at \$1,920 per unit per month (\$2.16 per SF), supported by modern apartment designs and premium amenities not currently available in the market.

The development will **feature contemporary units with high-quality finishes** throughout, complemented by resort-style amenities including a fitness facility, pool, outdoor gathering spaces, and on-site garage parking. With full site plan approval secured and pad-ready infrastructure in place, construction is scheduled to commence in March 2026 with **completion projected for February 2028**.

Total project costs are approximately \$56,919,034 (\$237,163 per unit), positioning ArkVue Channahon to capture sustained demand for quality multifamily housing in America’s rapidly expanding logistics capital.

PROJECT SUMMARY

Project Name	ArkVue Channahon
Address	Channahon, IL
Project Type	Multifamily Development
Land Size	12 Acres
Units	240
Avg Unit Size	909 SF
Parking	381
Rentable Area	218,112 SF
Developers	JCD Development & REV Development (Co-Developers)
Architect	NSBranch Architects
General Contractor	New Generation Construction (NGC)

Conceptual Rendering

Investment Highlights

First Class A Multifamily Development

ArkVue will be the only market-rate multifamily development constructed in Channahon since 2020, positioning it as the premier workforce housing option in America's fastest-growing logistics corridor. The only comparable asset is a 48-unit affordable housing development located over 3 miles away, creating a clear competitive advantage in serving the 30,000+ new workers arriving from the \$11.7 billion regional investment boom.

Best-in-Class Co-Development Partnership

ArkVue benefits from the combined expertise of two premier development firms with exceptional track records. JCD Residential has been instrumental in developing over 15,000 apartment units, managing the full development lifecycle from acquisitions through strategic dispositions. REV Development brings over \$300 million in completed developments during the past five years, a current pipeline exceeding \$250 million, and 75+ years of combined team experience across development, construction, and asset management. This strategic partnership leverages JCD's multifamily expertise with REV's mixed-use development specialization, ensuring ArkVue will be delivered with institutional-quality execution by teams that have successfully completed hundreds of millions in real estate developments.



Exceptional Demographics in America's Logistics Capital

Channahon demonstrates remarkable economic strength with a median household income of \$123,375—representing a substantial 7.7% year-over-year increase—and population growing at 1.54% annually. The village ranks in the 96th percentile for safety while maintaining a prime working-age demographic (median age 38.2) perfectly positioned to serve the expanding industrial economy. Within a 5-mile radius, over 31,000 residents benefit from this economic prosperity.

Unprecedented Employment-Driven Demand

Located just 2 miles from the CN Chicago Logistics Hub—which will create over 7,000 jobs by 2027—ArkVue captures immediate workforce housing demand from Illinois's largest employment project. The broader \$11.7 billion regional investment surge includes Amazon's continued expansion, massive infrastructure improvements, and new entertainment destinations, creating 30,000+ new jobs and sustained multifamily demand for decades.

Strategic Location

ArkVue is strategically positioned with walkable access to many retailers including Starbucks and Chipotle, while offering direct access to the I-80/I-55 corridor—currently undergoing \$1.3 billion in reconstruction. This transportation superiority positions ArkVue at the center of North America's logistics network. The location provides seamless connectivity to Chicago while maintaining the exceptional safety and quality of life that makes Channahon one of Illinois's most desirable communities.

Financial Overview

Financing Summary

Request	LP Equity
Amount	\$9,390,631
Return on Cost (Stabilized)	7.95%

Financing Metrics

Amount	\$9,390,631
Investment / Unit	\$39,128
Investment / SF	\$43.05
Stabilized NOI	\$4,523,511
Project Multiple	2.17x
Stabilized Value	\$71,924,456
Stabilized Value / Unit	\$299,685

Sources	%	\$/UNIT	PER SF	AMOUNT
Senior Debt	82%	\$193,688	\$213	\$46,485,000
GP Equity	2%	\$4,348	\$5	\$1,043,403
LP Equity	16%	\$39,128	\$43	\$9,390,631
Total Sources	100%	\$ 237,163	\$261	\$56,919,034

Uses	\$/UNIT	PER SF	AMOUNT
Acquisition/Land	\$10,417	\$11	\$2,500,000
Hard Costs	\$162,025	\$178	\$38,885,936
Soft Costs	\$19,479	\$21	\$4,675,000
FF&E	\$1,250	\$1	\$300,000
Development Fee	\$8,372	\$9	\$2,009,386
Reserve Costs	\$24,491	\$27	\$5,877,800
Financing Costs	\$11,129	\$12	\$2,670,913
Total Uses	\$237,163	\$261	\$56,919,034

Stabilized Proforma

	PER UNIT	PSF	TOTAL
REVENUE			
Rent Revenue	\$24,934	\$27.44	\$5,984,245
Other Rental Revenue	\$583	\$0.64	\$139,920
Other Revenue	\$1,972	\$2.17	\$473,184
Total Revenue	\$27,489	\$30.25	\$6,597,349
Vacancy Loss	(\$1,247)	(\$1.37)	(\$299,212)
Effective Gross Income (EGI)	\$26,242	\$28.88	\$6,298,137
OPERATING EXPENSES			
	Monthly		Annual
Payroll and Related	(\$1,339)	(\$1.47)	(\$321,360)
Utilities	(\$618)	(\$0.68)	(\$148,320)
Landscaping / Contracted Services	(\$191)	(\$0.21)	(\$45,732)
Repairs & Maintenance	(\$155)	(\$0.17)	(\$37,080)
Leasing & Marketing	(\$206)	(\$0.23)	(\$49,440)
General & Administrative	(\$206)	(\$0.23)	(\$49,440)
FIXED EXPENSES			
Management Fee	(\$687)	(\$0.76)	(\$164,934)
Real Estate Taxes	(\$2,860)	(\$3.15)	(\$686,400)
Insurance	(\$1,030)	(\$1.13)	(\$247,200)
Total Operating Expenses	\$7,291	\$8.02	(\$1,774,626)
Net Operating Income	\$18,848	\$20.74	\$4,523,511



Market Overview

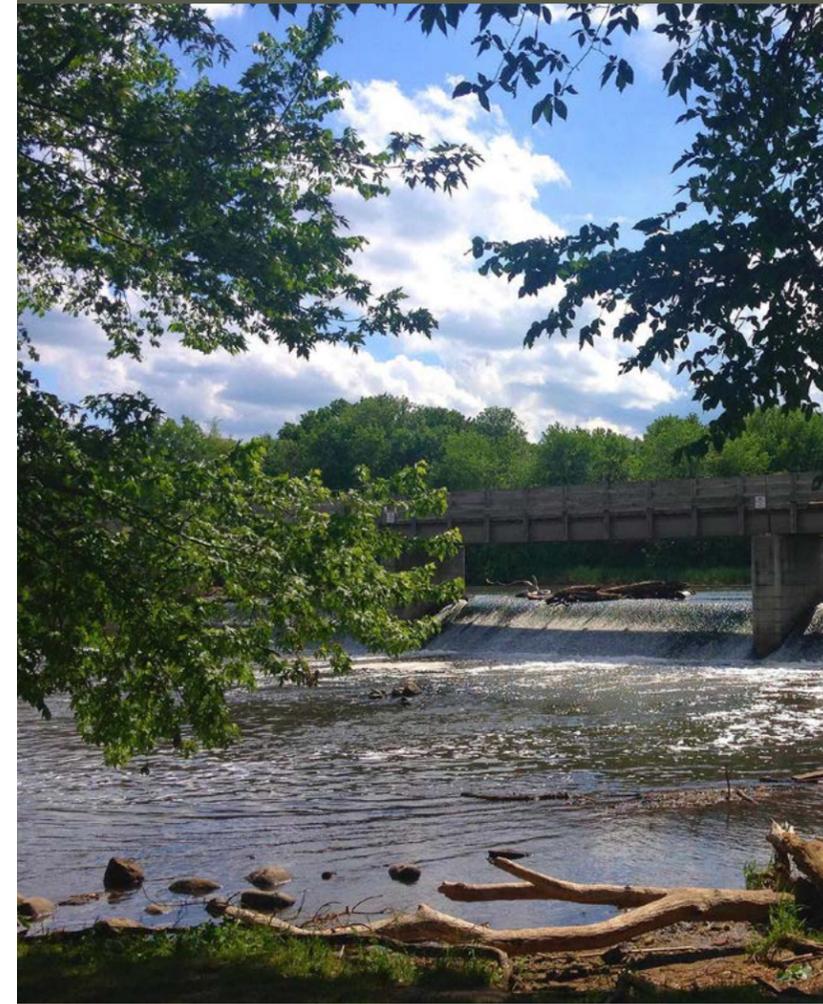
The Village of Channahon represents a compelling investment opportunity in the Chicago metropolitan region, combining suburban tranquility with urban accessibility. This affluent Illinois community of approximately 13,650 residents is strategically positioned on the southwestern periphery of the Chicago Region. The village's prime location at the confluence of major transportation arteries (I-55, I-80, Route 6) provides seamless connectivity to Chicago and regional employment centers, while its strong demographics feature an affluent population with projected 2.5% annual growth. This strategic location delivers an unmatched lifestyle trifecta: the safety and community of suburban living, seamless access to urban opportunities, and the tranquility of rural landscapes – positioning Channahon as the premier choice for quality-conscious residents within the Chicago metropolitan region.

Economic Development & Employment Growth

Channahon's economic strength is anchored by its strategic position at the intersection of I-55 and I-80, creating a natural logistics hub with direct access to Chicago's central business district, regional industrial centers, and enhanced local connectivity via Route 6. Proximity to Joliet provides additional employment opportunities, while the community's dual-county positioning (Will and Grundy counties), offers potential tax and regulatory advantages. The projected 2.5% annual population growth indicates sustained economic vitality and housing demand.

Robust Housing Market

The community has a stable and attractive housing market with exceptional fundamentals for multifamily investment success. The community's projected 2.5% annual population growth drives consistent housing demand, supported by affluent demographics and access to the 9.4+ million person Chicago metropolitan market. This healthy market features well-maintained housing stock and strong supply-demand balance. The village's strategic location creates ideal appeal for Chicago-area professionals seeking suburban lifestyle with urban access, while its recognition as a top family-raising destination supports long-term tenancy stability. Channahon's reputation for safety, family-friendliness, and quality of life creates a stable tenant base with lower turnover rates, supporting consistent occupancy and rent growth potential.



Exceptional Quality of Life Drives Long-Term Resident Retention

Channahon delivers an exceptional quality of life through its combination of nationally recognized safety, top-tier educational opportunities, abundant recreational amenities, and convenient access to urban services. The community's reputation for excellence begins with its safety record, ranking as the 2nd Safest City in Illinois and 13th Safest City in America according to the National Council for Home Safety and Security. The community has also been recognized as a top destination for raising a family, with Channahon School District 17 ranking in the top 20% of Illinois school districts. The natural environment enhances daily living with Channahon State Park providing expansive green space, Heritage Bluffs Golf Club offering premier recreational facilities, and unique waterfront access at the confluence of three rivers forming the Illinois River.



America's Inland Port: \$11B+ Investment Boom

30,000+ new jobs driving unprecedented multifamily housing demand in America's logistics capital

Channahon is experiencing a \$11.7 billion investment surge transforming America's most strategic logistics corridor. The wave reflects the region's unique advantages: critical I-80/I-55 transportation intersection, access to 65% of the US population within one day's drive, established intermodal rail infrastructure, and significantly lower operating costs than coastal markets while maintaining proximity to Chicago's workforce and amenities.

1. CN Chicago Logistics Hub - \$3+ BILLION

Breaking ground in 2025, this 900-acre intermodal terminal will create 7,100 total jobs over the next three years. The privately-funded project features 8-9 million square feet of industrial space and will generate \$20.9 million in annual real estate tax revenue.

2. Amazon Illinois Empire - \$4+ BILLION

Amazon's decade-long expansion has created over 4,000 permanent jobs across massive fulfillment centers in Channahon (1.1M sq ft) and Joliet (1M sq ft), with ongoing hiring.

3. I-80 Reconstruction Project - \$1+ BILLION

Expected to complete in 2030, this cornerstone infrastructure investment will transform the region's transportation capacity with new interchanges, bridge reconstructions, and 11 miles of roadway widening.

4. NorthPoint Business Park Development - \$1+ BILLION

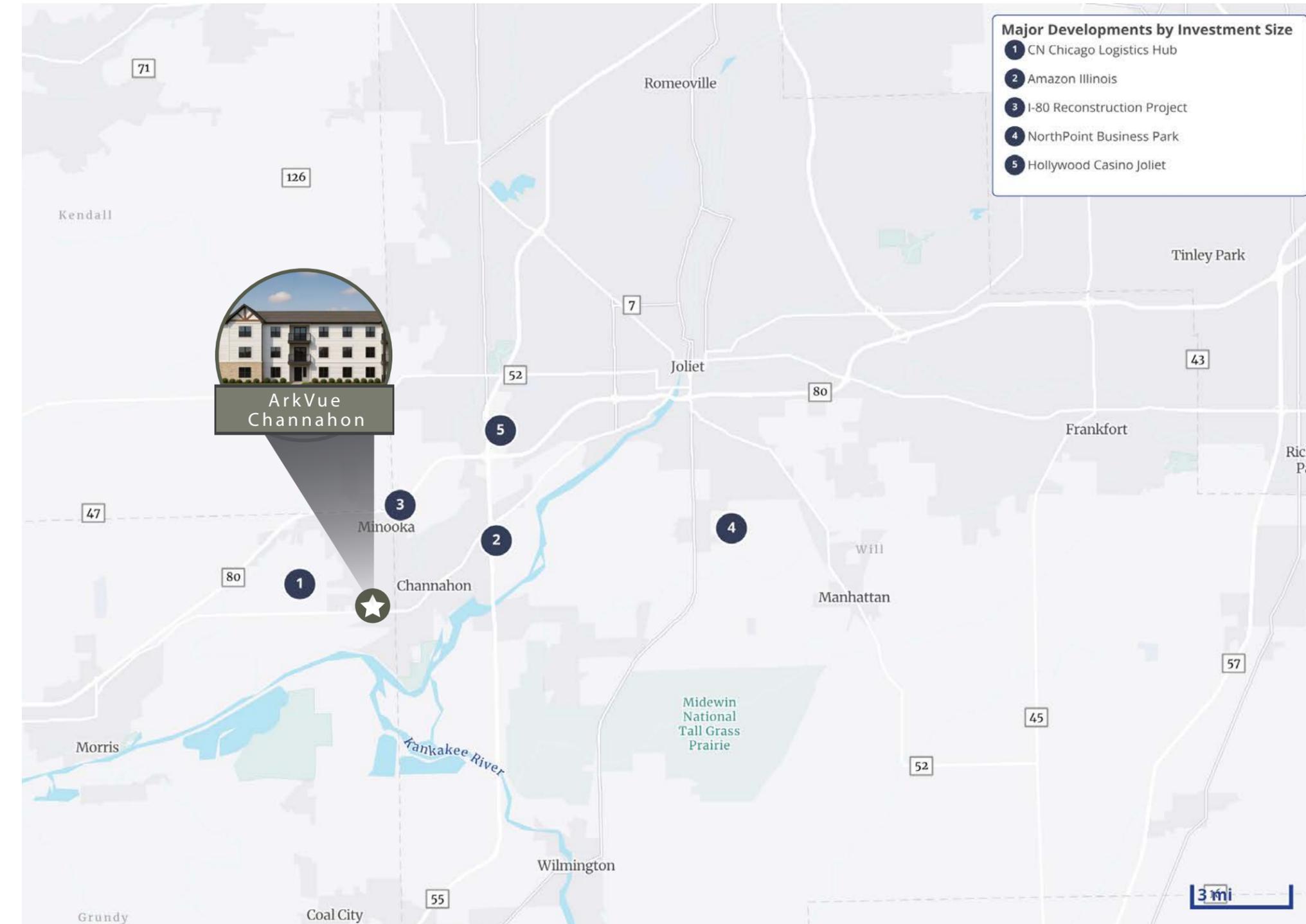
Once construction begins, this project will create 1,600 immediate construction jobs followed by 10,000 permanent logistics positions. The development has the capacity to reach 16 to 33 million SF, representing one of the largest private industrial developments in the region.

5. CenterPoint Intermodal Center - \$2+ BILLION

America's largest inland port currently employs over 6,000 workers across its 2,500-acre complex, with continuous expansion creating additional jobs annually.

6. Hollywood Casino Joliet - \$185 MILLION

This state-of-the-art entertainment destination completed construction in August 2025 and features gaming, dining, and entertainment. Located at the critical interstate interchange, it serves as a major regional attraction and economic catalyst.



CN Chicago Logistics Hub: Transforming Regional Employment

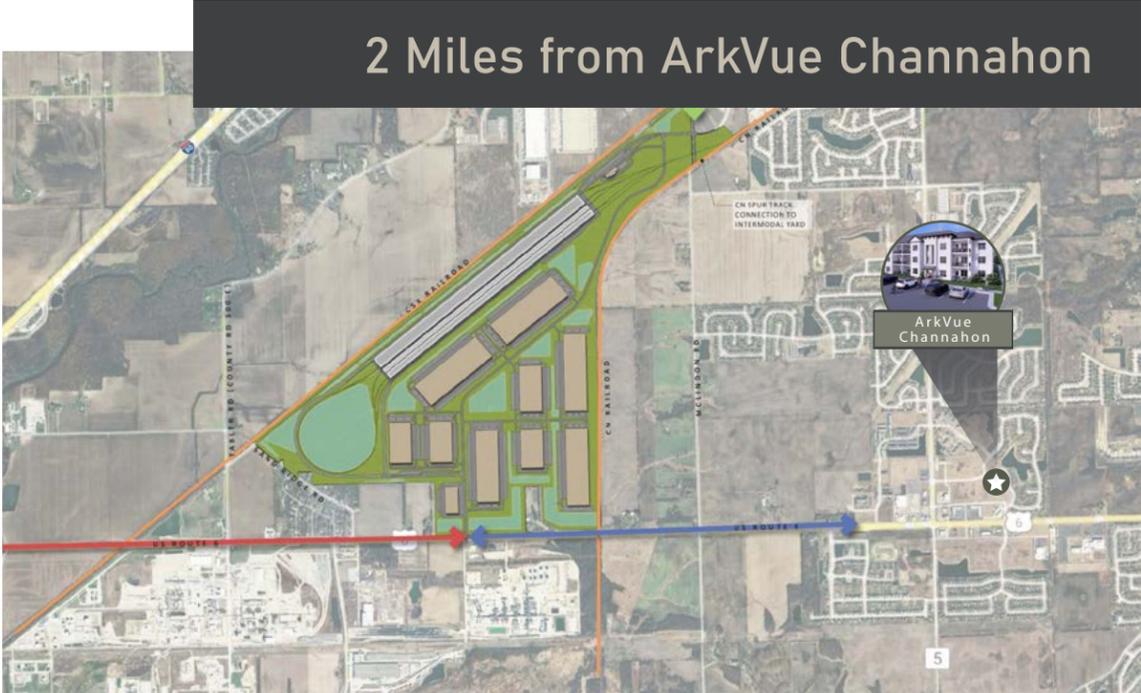
Breaking ground in late 2025, the CN Chicago Logistics Hub represents the largest logistics development in Midwest history. This 900-acre intermodal terminal and industrial complex, located just 2 miles from ArkVue Channahon, will fundamentally transform Channahon's employment landscape and create unprecedented multifamily housing demand.

Project Scale and Timeline

The privately-funded \$3+ billion development consists of two phases: a state-of-the-art intermodal terminal followed by 8-9 million square feet of industrial space. With earthwork and drainage beginning Summer/Fall 2025, full construction starting in 2026, and operations commencing by 2027, this project represents the most significant economic catalyst in the region's history.

Immediate Employment Impact

- 7,100 total jobs created (6,500 permanent + 600 construction)
- \$350 million in annual wages upon full buildout
- \$299.8 million in direct compensation annually across all operations
- Additional indirect and induced jobs throughout Grundy County's supply chain



Strategic Economic Benefits

CN's investment creates efficient access to export markets across the US, Mexico, Canada and international destinations, connecting Chicagoland to all three coasts—Atlantic, Pacific, and Gulf. The project will generate \$12.6 million in annual property tax revenue and \$859.5 million in annual sales/output, directly benefiting local schools, parks, libraries, and public safety operations.

Catalytic Development Impact

Construction of the intermodal facility is expected to catalyze new industrial development in the surrounding area, creating additional spillover employment opportunities beyond the direct project jobs.

Immediate Multifamily Opportunity

With over 7,000 workers needing accommodation within a 2-mile radius, ArkVue Channahon is uniquely positioned to capture workforce housing demand from Illinois's largest job-creation project. The minimal commute time ensures residents will have direct access to high-paying construction, logistics, and industrial positions while enjoying quality rental housing in a premier location. This massive employment influx, combined with the strategic 2-mile proximity, creates both immediate construction-phase demand and long-term operational housing needs that will sustain multifamily performance for decades.

Grundy County Multifamily Submarket Overview

Grundy County represents a compelling value opportunity in Chicago's multifamily market, with just 652 units trading at a significant 46% discount (\$118K vs \$220K/unit market average). The submarket demonstrates strong fundamentals with exceptional occupancy rates, zero construction pipeline creating supply constraints, and robust young adult population growth. Despite negative absorption of 4 units, the combination of affordable pricing, supply scarcity, and favorable demographics in the key 20-29 renter cohort positions this small submarket as an attractive entry point for value-oriented investors.

Market Fundamentals

Occupancy & Availability: With only 19 vacant units out of 652 total inventory, Grundy County demonstrates exceptional stability. The occupancy rate significantly outperforms the broader Chicago market, where vacancy sits at 4.8%.

Rent Performance: Current asking rents average \$1,236 per unit, with effective rents at \$1,231 per unit after minimal concessions (0.4% concession rate vs. 0.6% market-wide). Year-over-year rent growth is running approximately 3-4%, showing healthy pricing power despite the submarket's value positioning.

Unit Mix & Pricing: The submarket offers compelling value across all unit types:

- Studios: \$672 (vs. \$1,537 market)
- 1-Bedroom: \$1,080 (vs. \$1,740 market)
- 2-Bedroom: \$1,343 (vs. \$2,044 market)
- 3-Bedroom: \$1,525 (vs. \$2,725 market)

3-4%
Year-over-Year
Rent Growth

97%
Submarket
Occupancy Rate

\$1,236
Submarket
Asking Rent

Supply Constraints & Demand Drivers

The submarket presents a development opportunity that rarely exists in today's competitive landscape—a complete absence of new construction creating an uncontested market entry point. The rent arbitrage opportunity is substantial, with existing inventory reflecting outdated product. A modern Class A development positioned with contemporary amenities could capture rent premiums. The explosive growth in young professionals—while this demographic shrinks market-wide—delivers exactly the affluent, lifestyle-focused renters who drive premium multifamily performance. These are the professionals who prioritize and pay for resort-style amenities, smart home technology, co-working spaces, and wellness facilities that define successful Class A properties.

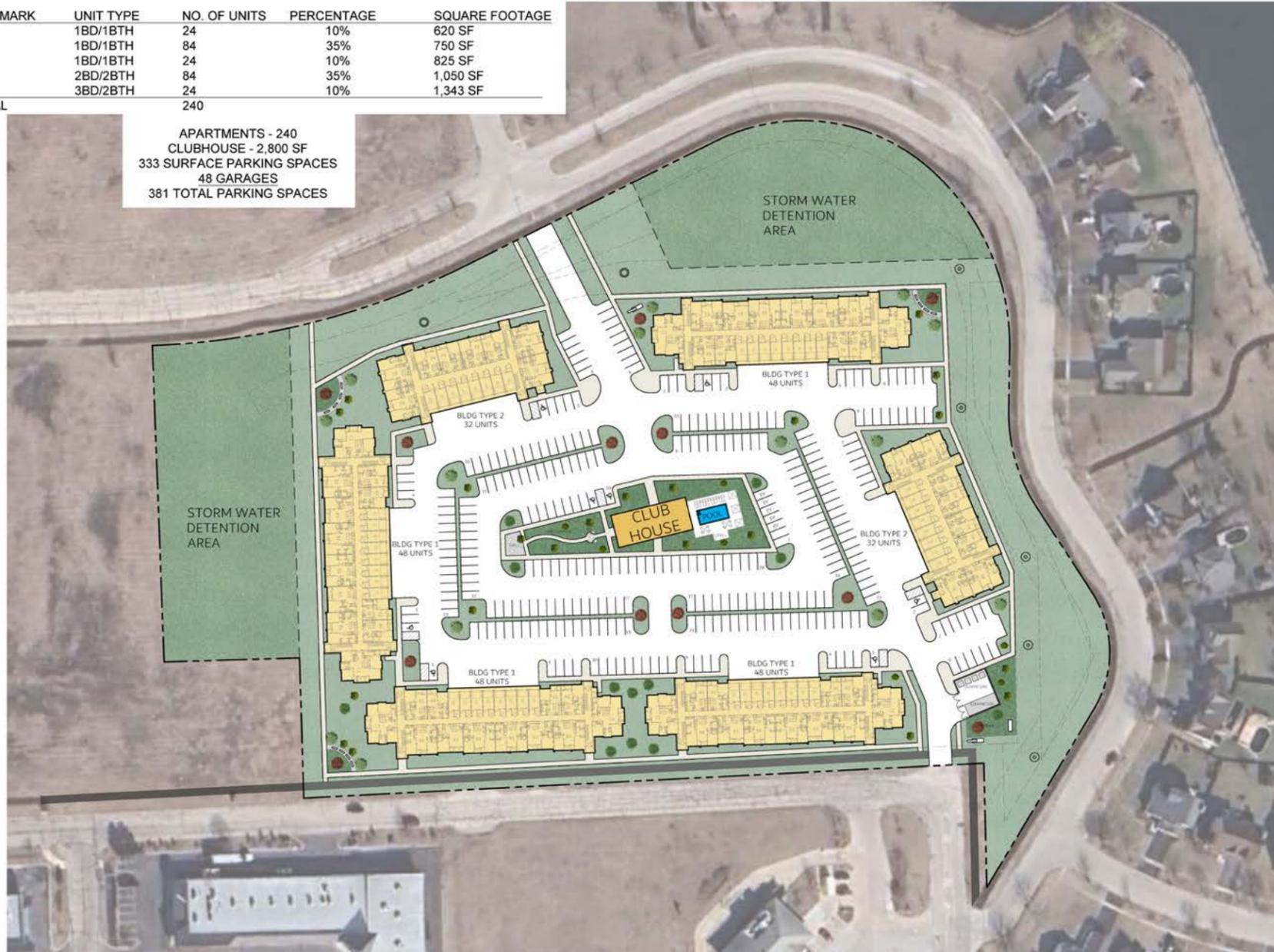
A strategically positioned Class A development wouldn't just fill a market gap—it would create a new market tier, establishing pricing power and competitive advantages that translate into sustained out performance and exceptional risk-adjusted returns.

7.7%
Market Cap Rate

Fully Approved Site Plan

UNIT MARK	UNIT TYPE	NO. OF UNITS	PERCENTAGE	SQUARE FOOTAGE
A1	1BD/1BTH	24	10%	620 SF
A2	1BD/1BTH	84	35%	750 SF
A3	1BD/1BTH	24	10%	825 SF
B1	2BD/2BTH	84	35%	1,050 SF
C1	3BD/2BTH	24	10%	1,343 SF
TOTAL		240		

APARTMENTS - 240
 CLUBHOUSE - 2,800 SF
 333 SURFACE PARKING SPACES
 48 GARAGES
 381 TOTAL PARKING SPACES



Drive Times

15

Minutes
 To Joliet, IL
 (3rd Largest City in IL)

55

Minutes
 To Chicago

Property is Located
 at Nexus of 2 Major
 Highways

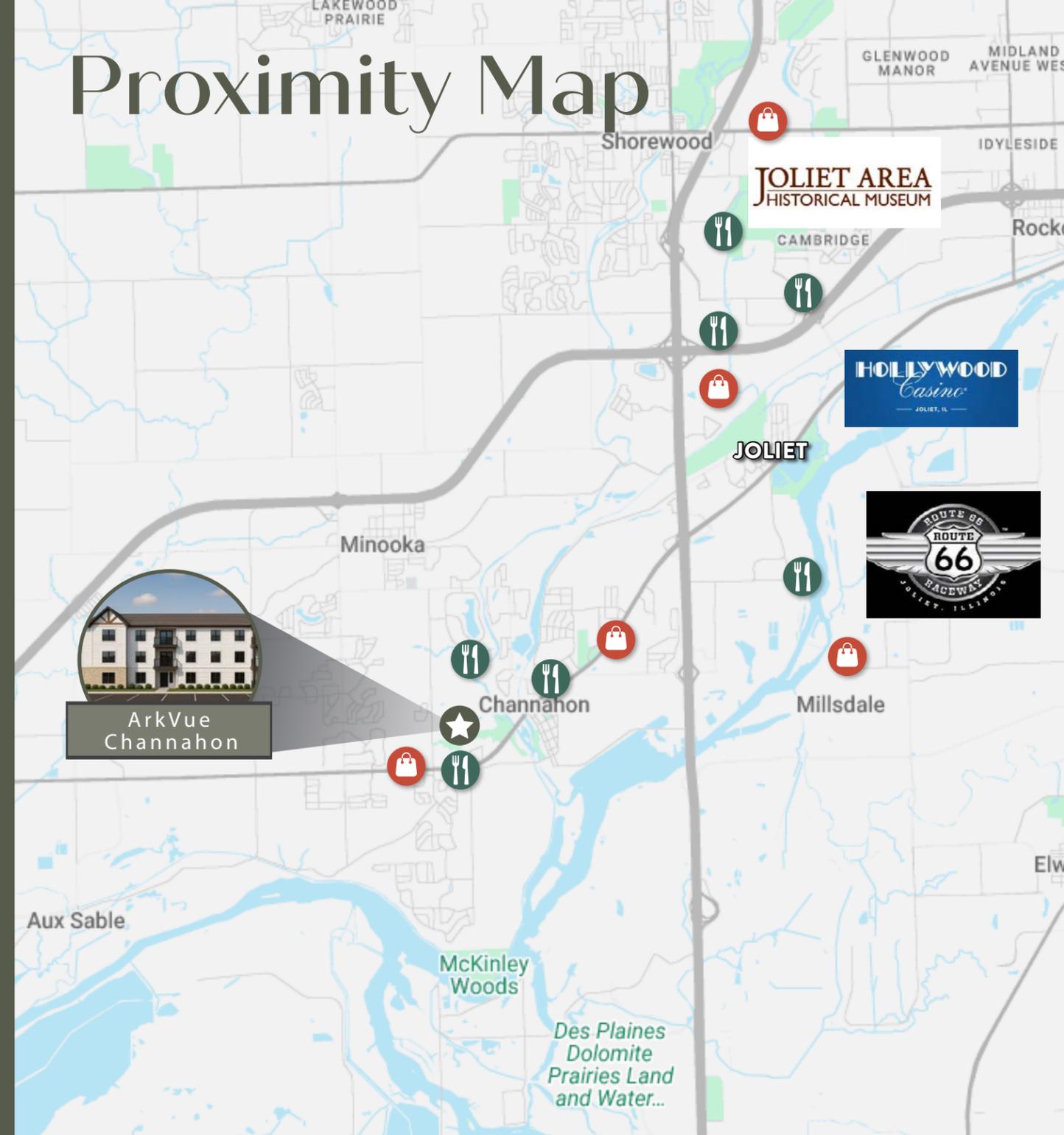
1.5

Miles
 from access to I-80

2.75

Miles
 from access to I-55

Proximity Map

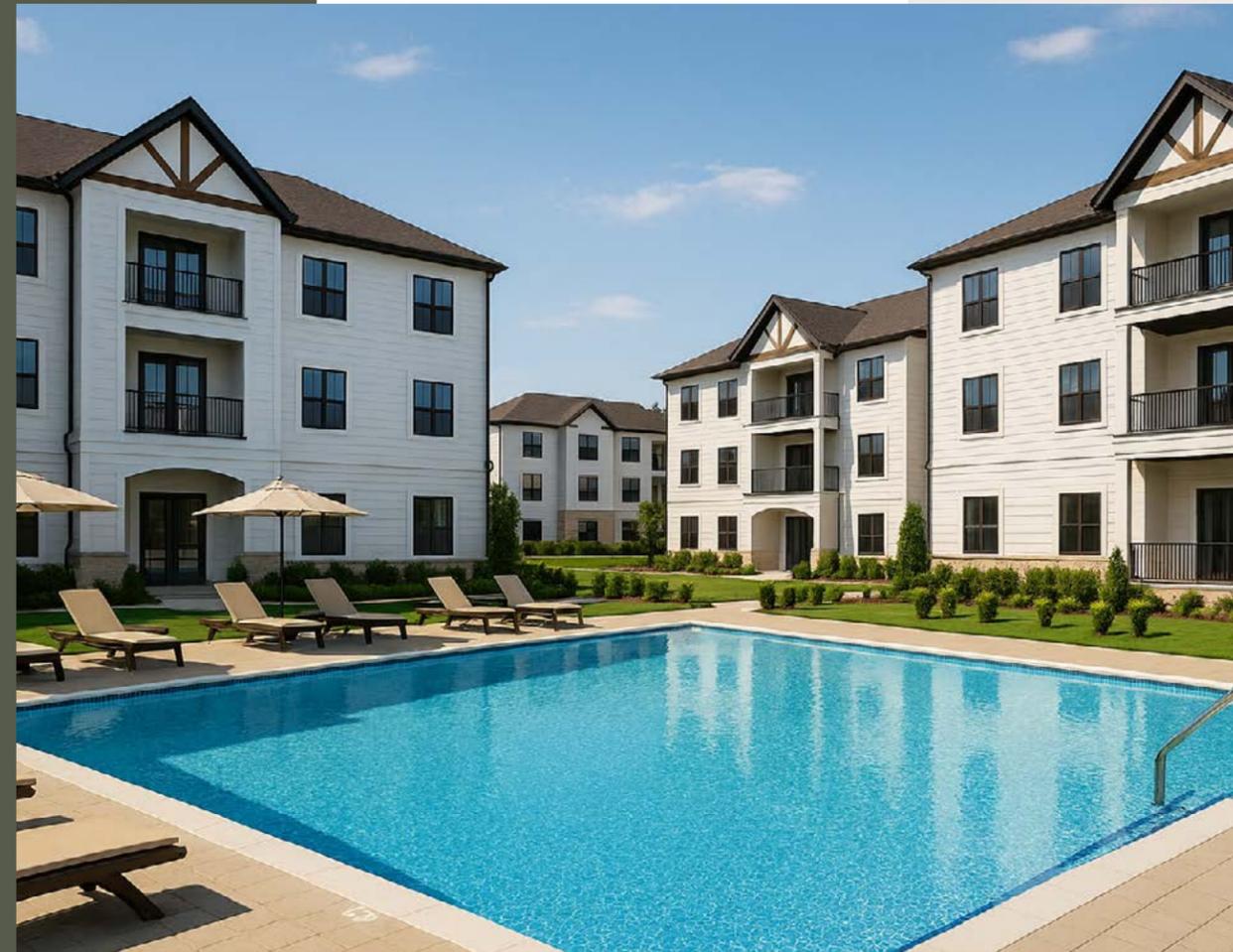


Property Overview

A modern 240-unit multifamily development located in affluent Channahon, IL

Unit Mix

Unit	Floorplan	Units	%	SF	Total SF
A1	1Bed/1Bath	24	10.0%	620	14,880
A2	1Bed/1Bath	84	35.0%	750	63,000
A3d	1Bed/1Bath	24	10.0%	825	19,800
<i>One-Bedroom Totals</i>		<i>132</i>	<i>55%</i>	<i>745</i>	<i>97,680</i>
B1	2Bed/2Bath	84	35.0%	1,050	88,200
<i>Two-Bedroom Totals</i>		<i>84</i>	<i>35%</i>	<i>1,050</i>	<i>88,200</i>
C1	3Bed/2Bath	24	10.0%	1,343	32,232
<i>Three-Bedroom Totals</i>		<i>24</i>	<i>10%</i>	<i>1,343</i>	<i>32,232</i>
Total/Average		240	100%	909	218,112



Amenities

Modern Fixtures

High Quality
Finishes

Patio Yard

On-Site Garage
Parking

Fitness Facility

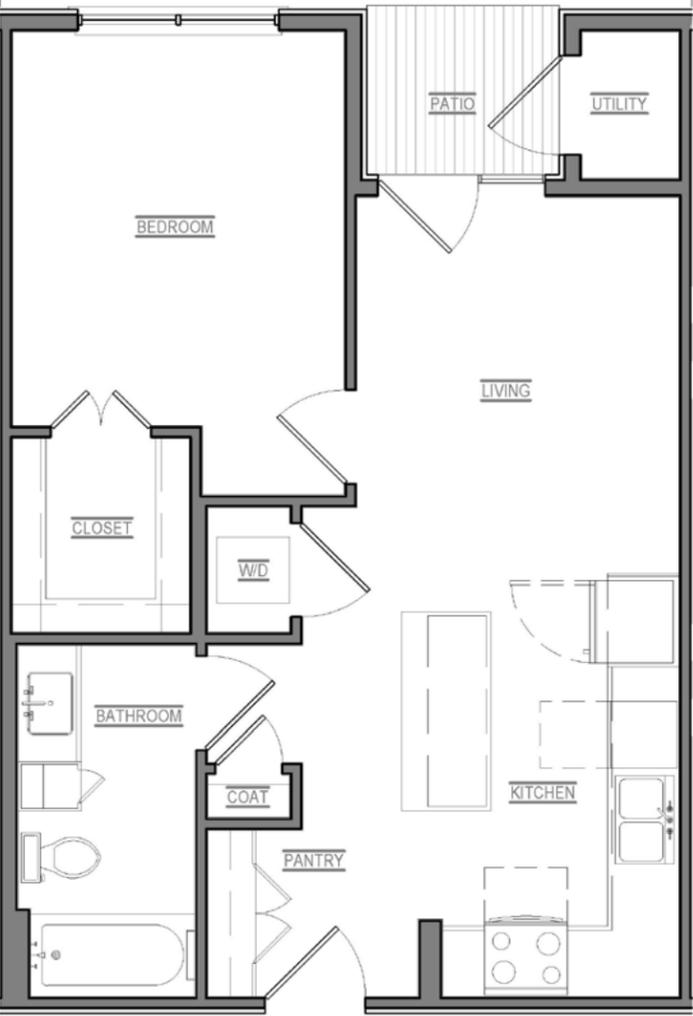
Outdoor
Gathering Space

Pool

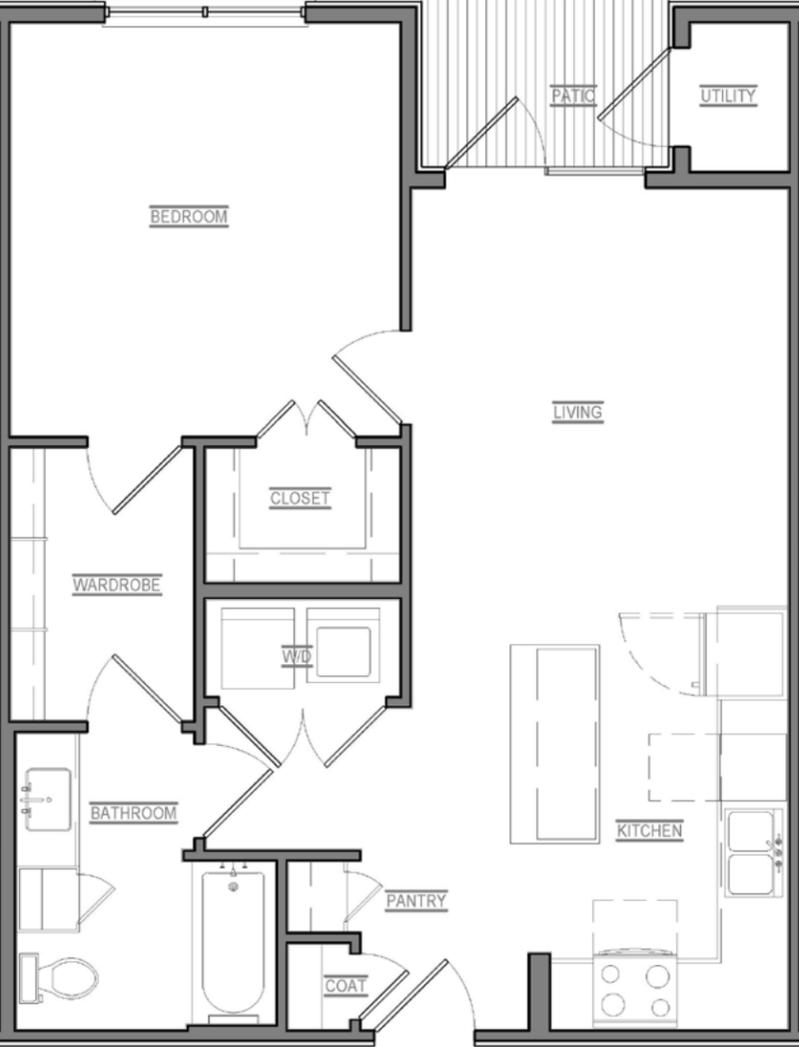


Floor Plans

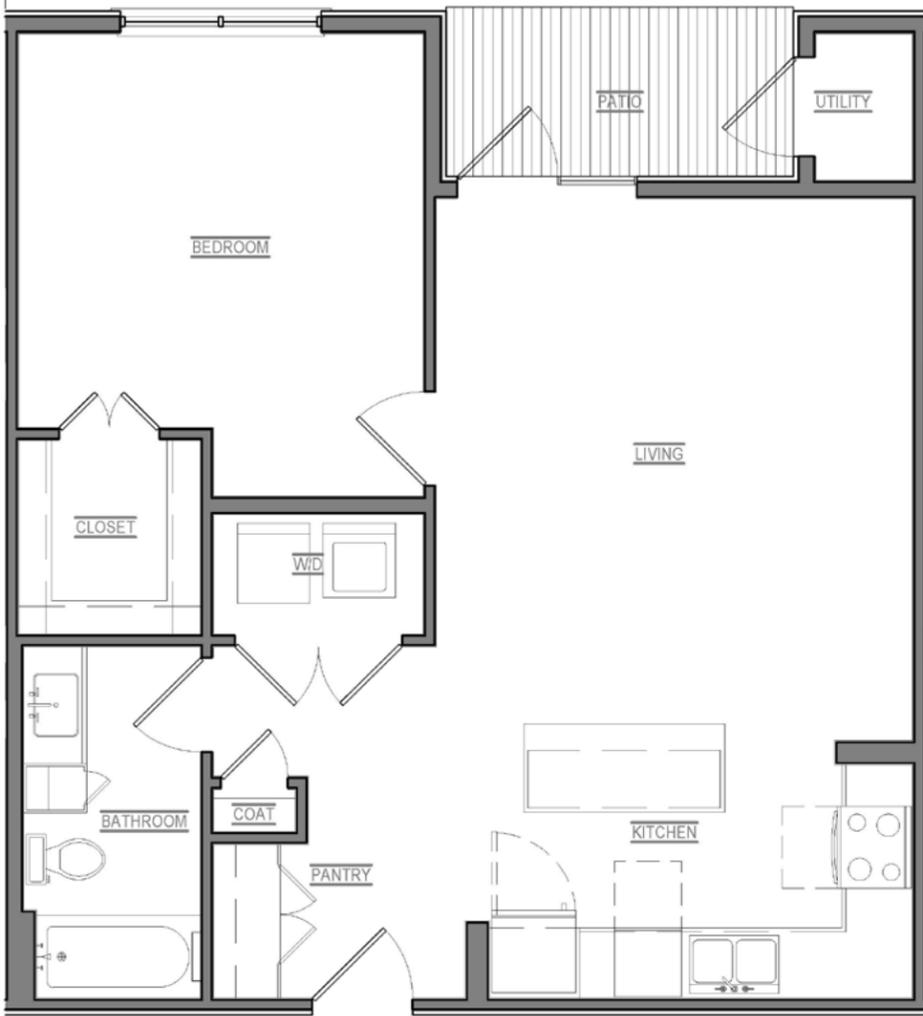
A1 - 620 SF



A2 - 750 SF

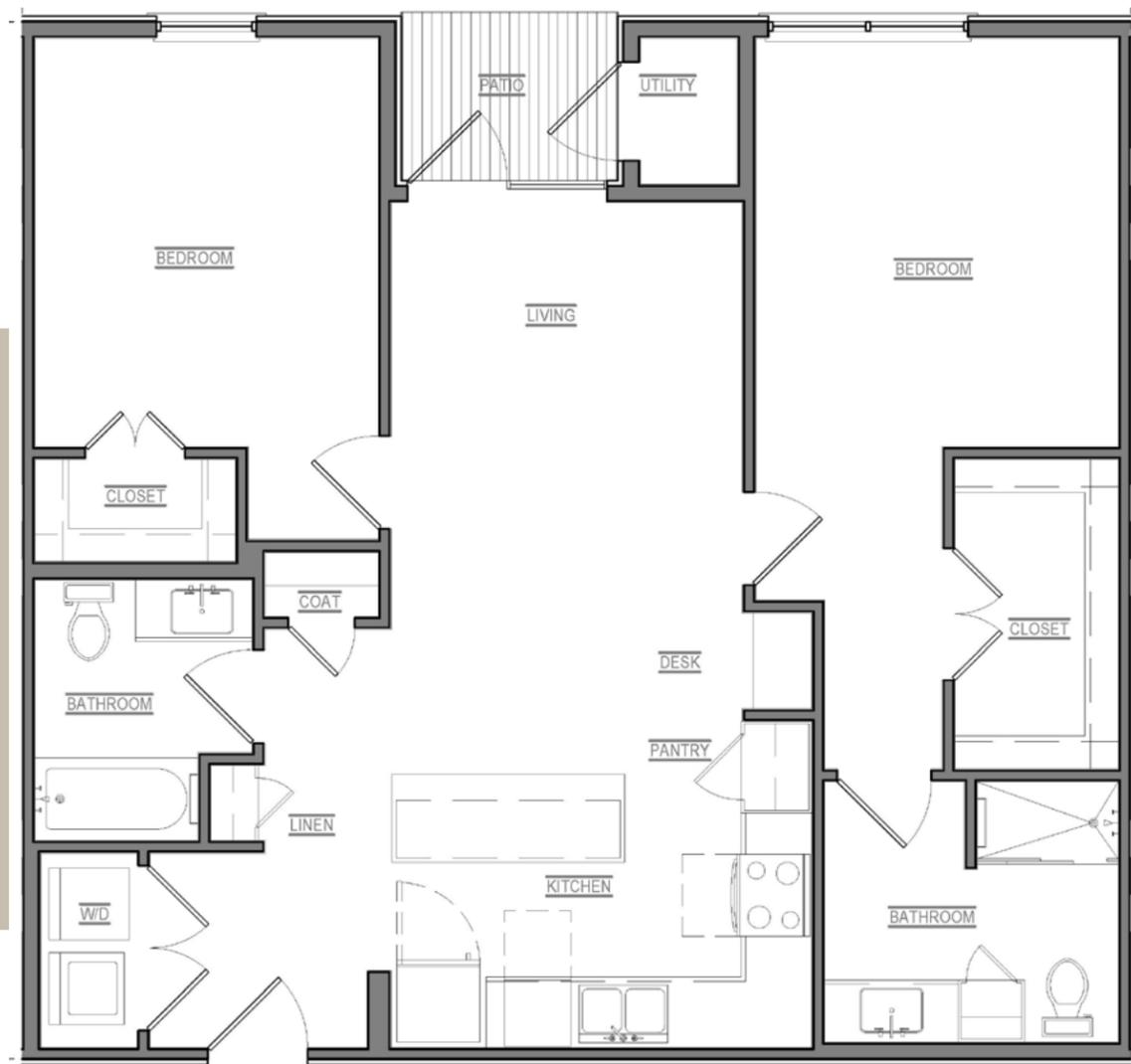


A3 - 825 SF

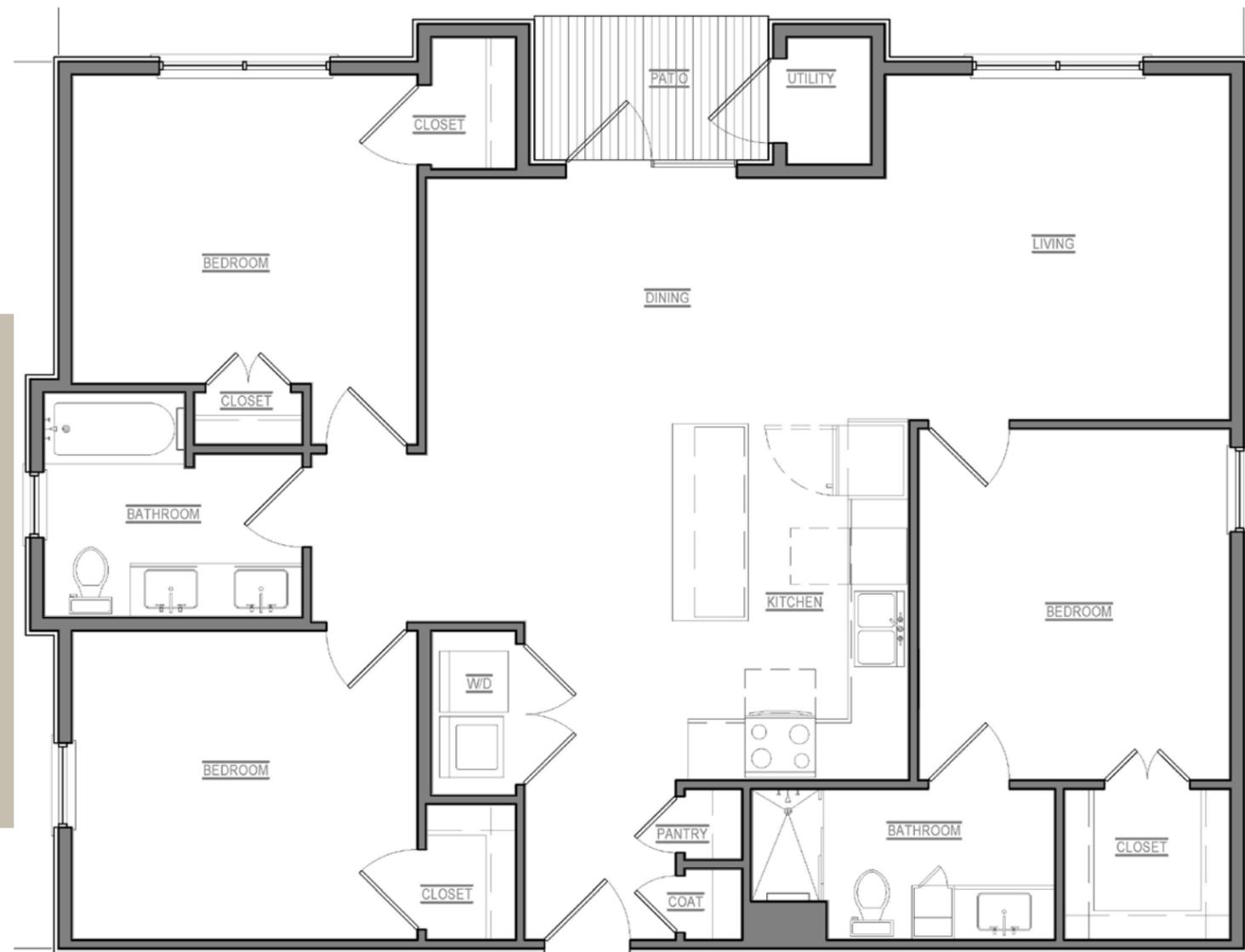


Floor Plans

B1 - 1,050 SF



C1 - 1,343 SF



Front Facade

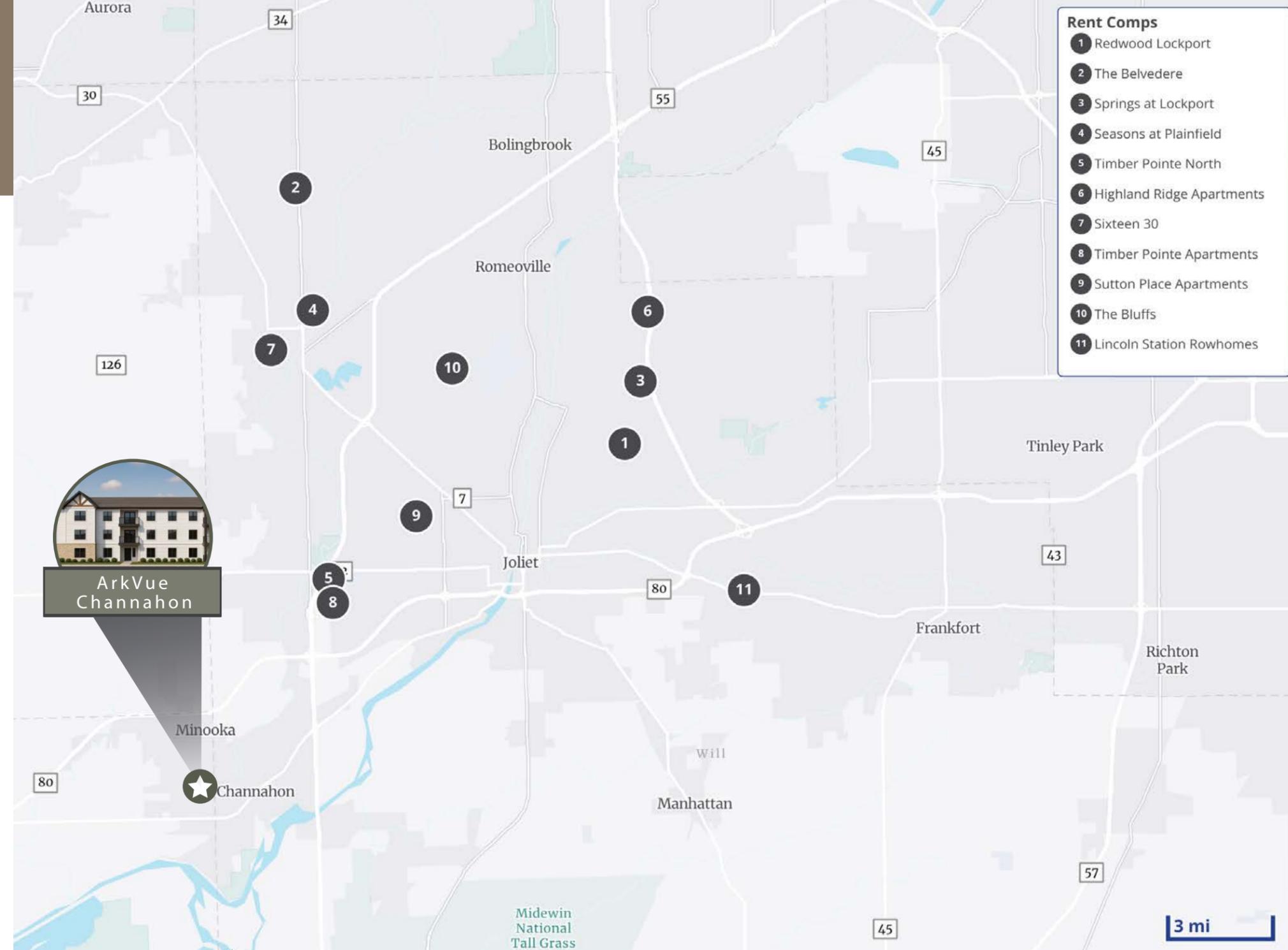


Back Facade



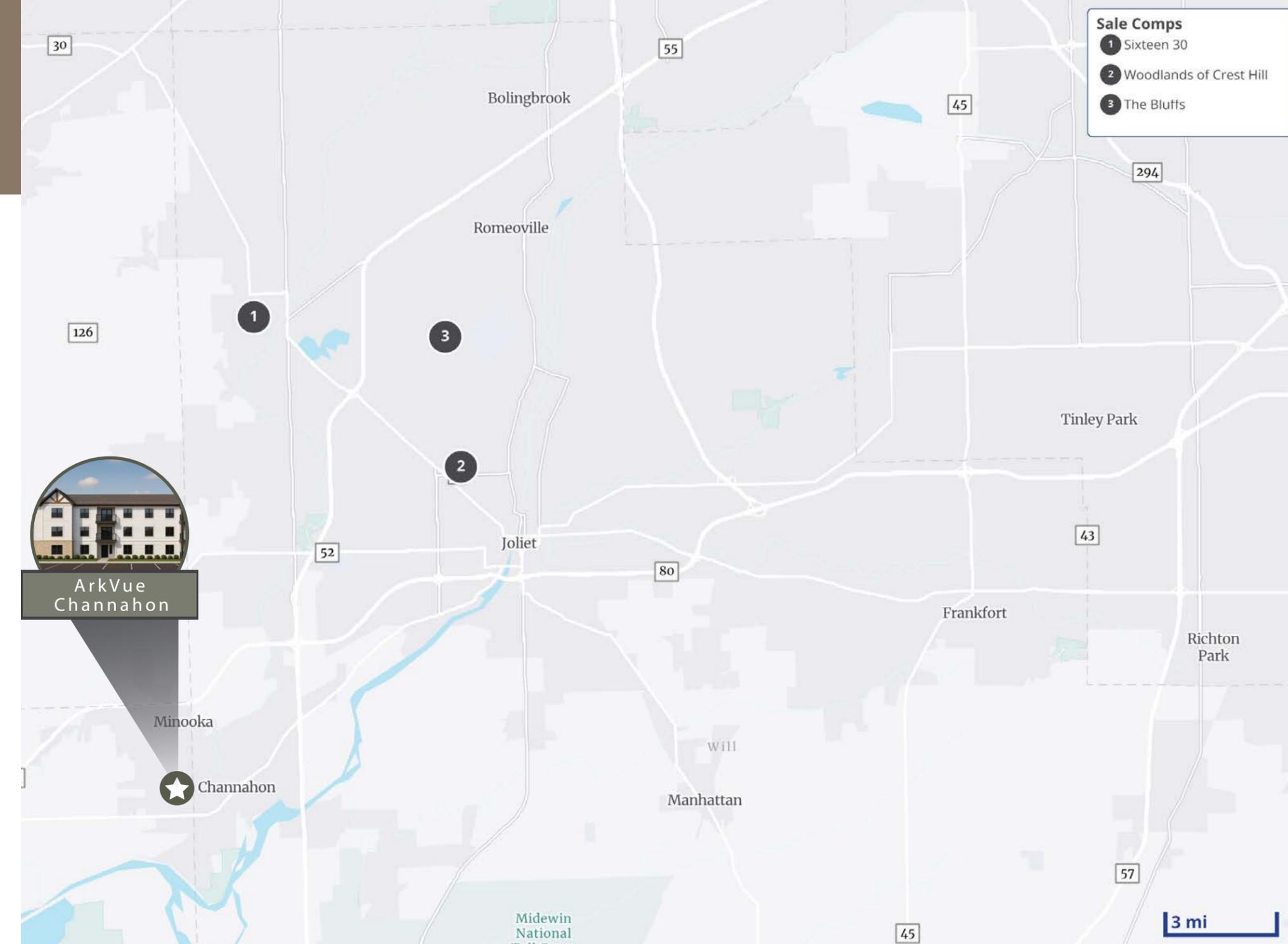
Rent Comparables

	PROPERTY	ADDRESS	YEAR BUILT	UNITS	AVG UNIT SF	NRA	MKT RENT	MKT RENT/SF
1	Redwood Lockport	17215 S Juniper Dr, Lockport, IL	2022	112	1,414	153,478	\$3,013	\$2.20
2	The Belvedere Apartments	3223 111th St, Naperville, IL	2024	212	1,285	212,000	\$2,903	\$2.44
3	Springs at Lockport	16551 W Springs Cir, Lockport, IL	2024	320	1,012	320,000	\$2,334	\$2.32
4	Seasons at Plainfield	13915 S Autumn Way, Plainfield, IL	2023	320	1,037	320,000	\$2,282	\$2.17
5	Timber Pointe North	248 Timber Ridge Ct, Joliet, IL	2023	48	1,100	20,000	\$2,358	\$2.00
6	Highland Ridge	14158 Hilltop Ln, Lockport, IL	2019	240	922	242,000	\$2,207	\$2.17
7	Sixteen30	14750 S Wallin Dr, Plainfield, IL	2021	284	994	426,336	\$2,396	\$2.28
8	Timber Pointe Apartments	510 Timber Pointe Dr, Joliet, IL	2023	137		195,662	\$2,179	\$1.75
9	Sutton Place Apartments	1200 Rock Run Dr, Crest Hill, IL	2003	183		187,724	\$1,395	\$1.34
10	The Bluffs	501 S Weber Rd, Romeoville, IL	2022	240		192,000	\$2,354	\$2.22
11	Lincoln Station Rowhomes	208 N Prairie Rd, New Lenox, IL	2024	220	1,104	220,000	\$2,328	\$2.51
	<i>Average</i>		<i>2021</i>	<i>214</i>	<i>1,108</i>	<i>226,291</i>	<i>\$2,341</i>	<i>\$2.13</i>
★	ArkVue Channahon		2027	240	909	218,112	\$1,920	\$2.16



Sale Comparables

PROPERTY	ADDRESS	UNITS	SF	YEAR BUILT	SALE PRICE	\$/UNIT	\$/SF	SALE DATE
1 Sixteen 30	14750 S Wallin Dr	284	250,000	2021	\$78,350,000	\$275,880.28	\$313.40	4/10/2024
2 Woodlands of Crest Hill	1615 Arbor Ln	730	473,524	1972	\$95,000,000	\$130,136.99	\$200.62	10/18/2023
3 The Bluffs	501 S Weber Rd	240	192,000	2021	\$71,500,000	\$297,916.67	\$372.40	11/15/2022
Average					\$81,616,667	\$234,644	\$295.47	
★ ArkVue Channahon		240	218,112	2027	\$71,924,456	\$299,685	\$329.76	Q1 2029



Sponsorship Overview



JCD RESIDENTIAL

This project benefits from the expertise of JCD Residential, a multifamily development company built on a foundation of construction expertise and over **30 years of collective experience**. With a proven **track record in developing over 15,000 apartment units**, the team brings comprehensive knowledge from project conception through construction and lease-up. Focused on creating lasting communities, JCD Residential combines development vision with construction execution to deliver high-quality projects that enhance neighborhoods and enrich residents' lives.

CONSTRUCTION-ROOTED EXPERTISE

JCD Residential's foundation in construction provides hands-on technical knowledge that differentiates the firm from traditional developers. This background enables the team to accurately assess feasibility, control costs during the building process, and solve complex construction challenges efficiently. The practical understanding of building systems, materials, and trade coordination translates directly into more predictable project timelines and budgets.

COLLABORATIVE PARTNERSHIP APPROACH

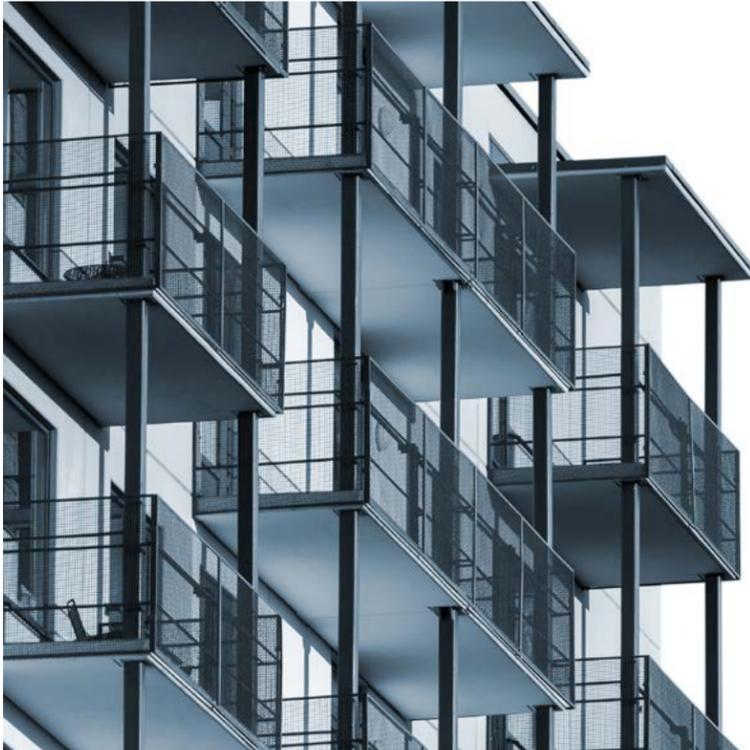
The JCD Residential principals share a unique history of working together, separating to gain diverse experience, then reuniting with strengthened expertise and perspectives. This collaborative foundation creates a decision-making process built on trust, open communication, and shared accountability. The team's ability to leverage individual strengths while maintaining unified project vision ensures consistent execution across all developments.

INSTITUTIONAL-GRADE PERFORMANCE

JCD Residential's track record demonstrates successful project delivery. The firm's systematic approach to site selection, entitlement management, and market analysis has resulted in strong performance metrics across multiple developments. This proven methodology, combined with transparent reporting and professional project management, positions JCD Residential as a reliable partner for sophisticated capital sources.



JCD Residential combines construction expertise with institutional-grade development practices, delivering over 15,000 units through a collaborative team approach that emphasizes technical execution and proven investment performance.



Sponsorship Overview

REV DEVELOPMENT

Founded 10 years ago by Mike Works and Justin Hernandez, REV Development specializes in mixed-use projects that combine hotel and multifamily components. With **over \$300 million in completed developments** during the past five years and a current pipeline exceeding \$250 million, **REV brings 75+ years of combined team experience** across development, construction, and asset management. The firm's collaborative approach leverages strategic partnerships to deliver comprehensive real estate solutions tailored to community needs.



District 177



MIXED-USE DEVELOPMENT SPECIALIZATION

REV Development's core expertise lies in complex mixed-use projects that integrate hospitality and residential components. The firm has successfully developed or co-developed over 15 hotels, demonstrating proficiency in managing the unique operational and financing challenges of hospitality assets. This specialized knowledge of mixed-use development allows REV to create projects that maximize land use efficiency while serving diverse community needs.

FINANCIAL STRUCTURING AND INCENTIVE EXPERTISE

REV Development distinguishes itself through sophisticated knowledge of public financing mechanisms and incentive programs including TIF, EEA, PACE, LB840, and Rural Workforce Housing Funds. This expertise in alternative financing structures enables the firm to enhance project economics and reduce capital requirements for investors. REV's proactive approach to securing valuable incentive packages often provides competitive advantages in project feasibility and returns.

INTEGRATED SERVICE PLATFORM

Through strategic partnerships, REV offers a comprehensive suite of services spanning the entire project lifecycle from initial planning through long-term asset management. This integrated platform includes development services, construction management, property management, and real estate brokerage capabilities. The firm's ability to coordinate all project phases under unified leadership ensures consistent execution and accountability.



Heartland Flats

REV Development combines mixed-use project specialization with sophisticated financing expertise and integrated service capabilities, delivering over \$300 million in development through strategic partnerships that emphasize community-focused solutions and comprehensive project management.

Hotel Indigo



Established Leadership Team



JCD
RESIDENTIAL

Jonathan Coldea

Principal and Head of Development at JCD Residential, Jonathan leads the end-to-end development process from site selection and financial analysis through construction and turnover. With eight years as Assistant Vice President of Operations at a national development firm, Jonathan managed large-scale developments, demonstrating his ability to execute complex projects in diverse markets. His operational expertise and strategic oversight are essential for identifying and executing high-value investment opportunities.



JCD
RESIDENTIAL

John Hawpe

Principal and Head of Construction at JCD Residential, John brings 30 years of field experience and has delivered 11,000 apartment homes throughout the DFW Metroplex. As General Contractor, he oversees all phases of project execution from planning to completion, ensuring on-time and on-budget delivery. His extensive local market knowledge and established subcontractor relationships help control construction costs and mitigate project risks, directly protecting investor returns and development timelines.



JCD
RESIDENTIAL

David Coldea

Head of Design and Planning at JCD Residential, David oversees all development phases from land acquisition through construction support, managing project budgets and timelines. With seven years of experience as Asset Manager at a national development firm, David brings proven expertise in cost forecasting, budget planning, and resource management—critical skills for controlling development costs and protecting investor capital throughout the project lifecycle.



JCD
RESIDENTIAL

Clark Pritchett

Principal and Head of Operations & Asset Management at JCD Residential, Clark brings 20 years of property management and operational experience with a proven track record of completing over 15 successful lease-ups. He oversees lease-up operations to drive occupancy and maximize asset performance, while also supporting debt and equity capital raises. His operational expertise and market knowledge are critical to optimizing NOI and asset value across the multifamily portfolio.



REV
DEVELOPMENT

Justin Hernandez

Principal of REV Development and President of NGC Group, a construction firm he has led since founding in 2009. With over 22 years in construction and development, Justin has delivered over \$900 million in projects, providing comprehensive operational oversight from project management and budget control to business development. His expertise across all construction phases ensures on-time, on-budget project delivery while managing contractor relationships and mitigating execution risk.



REV
DEVELOPMENT

Josh Harm

Director of Finance and Investments at REV Development, Josh brings over 20 years of commercial lending and real estate finance experience. He structures and executes complex financing for mixed-use and hospitality projects across the Midwest, having originated over \$1 billion in real estate financing throughout his career. Josh specializes in alternative financing structures including PACE, EB-5, and Tax Increment Financing (TIF), providing access to diverse capital sources.

General Contractor



NEW GENERATION CONSTRUCTION

New Generation Construction (NGC) is an all-inclusive commercial general contracting firm specializing in multifamily, hospitality, and commercial construction 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. With **majority of business generated from repeat customers**, NGC demonstrates proven performance in delivering complex projects on-time and on-budget through collaborative partnerships and innovative construction solutions.

CLIENT-CENTERED PARTNERSHIP APPROACH

NGC's business model centers on building long-term relationships rather than transactional project delivery. With 78% repeat client rate, the firm's success stems from prioritizing clear communication, responsive service, and exceptional project experiences from concept through completion. This partnership-focused approach ensures that client objectives drive decision-making throughout the construction process.

TECHNOLOGY AND INNOVATION LEADERSHIP

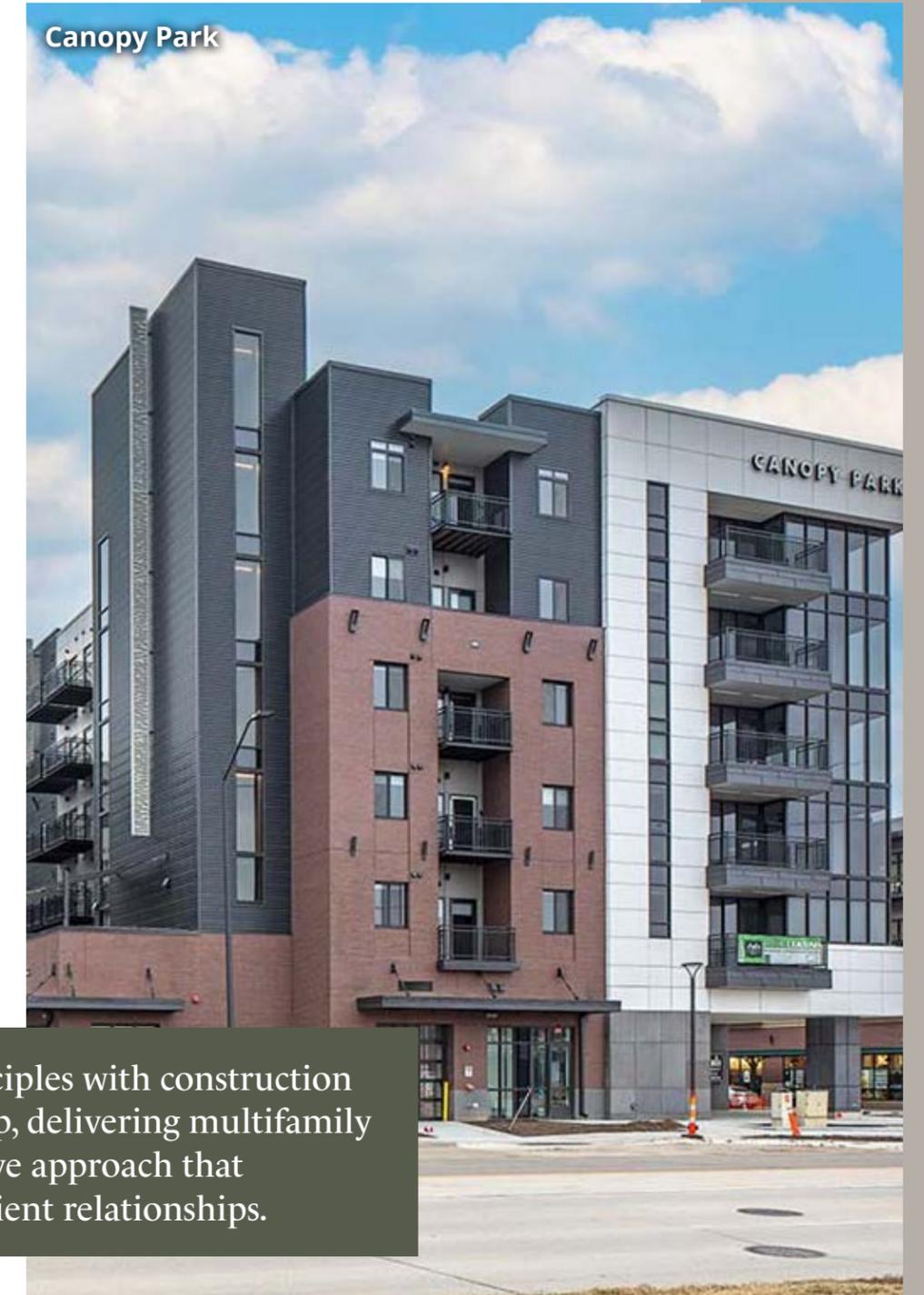
NGC positions itself at the forefront of construction innovation, leveraging new technology and creative problem-solving to tackle complex multifamily and hospitality challenges. The firm's willingness to implement unique solutions and embrace emerging construction methodologies enables more efficient project delivery and enhanced building performance. This allows NGC to address technical complexities while maintaining cost control and schedule adherence.

SAFETY AND COMMUNITY COMMITMENT

Beyond traditional jobsite safety protocols, NGC demonstrates industry leadership through comprehensive safety initiatives. The firm's commitment extends to community impact, with a vision to leave every community better than found. This holistic approach to safety and community engagement reflects NGC's understanding that successful construction projects create positive outcomes beyond the built environment.



Canopy Park



NGC combines client-focused partnership principles with construction innovation and comprehensive safety leadership, delivering multifamily and commercial projects through an all-inclusive approach that prioritizes community impact and long-term client relationships.



Canopy Park

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.



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