

## **JASON R. CARROLL**

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04/15 - Present

### **PIRHL, Cleveland, OH**

*Senior Vice President, Acquisitions & Development 04/15 - Present*

- Lead cross-functional team of project managers, architects, and financial staff to source, underwrite, and execute real estate development projects
- Created acquisition-rehab business line at company, overseeing financial parameters, market strategy, deal sourcing, equity procurement
- Acquired and redeveloped 2,155 workforce and affordable (LIHTC) apartment homes (\$352 million total asset value)
- Manage staff overseeing deal pipeline, underwriting, and due diligence process for property acquisitions
- Secure internal investment committee approval for each stage of the development and acquisition process
- Additional responsibilities include leadership in dispositions, refinancings, and in asset management of PIRHL's 7,103-unit apartment portfolio
- Promoted from VP to SVP on November 29, 2020

01/05 – 04/15

### **MID-AMERICA MANAGEMENT CORPORATION, Beachwood, OH**

*Director, Development & Finance 01/07 - 04/15*

- Led Mid-America's capital transaction business:
  - Source, underwrite, negotiate, and execute property acquisitions
  - Manage real estate development and value-add projects
  - Underwrite, negotiate, and execute financing transactions
  - Aggregate transaction volume of \$300+ million
- Developed capital campaign to successfully raise \$15.0M of unrestricted acquisition equity
- Responsible for all underwriting and valuation—new transactions and internal analysis of existing properties
- Member of 401(k) investment committee

*Asset Manager 01/05 - 01/07*

- Responsible for management and leasing of multifamily, retail, and industrial property portfolios
- Led company's energy management program (added \$1.1M to annual NOI)
- Directed real estate tax appeal program:
  - Taxable basis reductions of \$139+ million
  - Won a precedent-setting real estate tax case at Ohio Supreme Court
- Promoted to Director January 2007

09/02 - 01/05

### **FOREST CITY REALTY (Acquired by Brookfield Properties in 2018), Cleveland, OH**

*Development Manager, Residential Group*

- Reporting to Executive Vice President, responsible for new development, project management, property acquisitions
- Managed multifamily acquisition program; led underwriting and bidding on hundreds of assets

**JASON R. CARROLL**

(Continued)

*FOREST CITY REALTY (continued)*

- Directly responsible for predevelopment activities (sourcing, land assembly, entitlement, analysis, planning, design) for \$250 million of ongoing projects
- Managed predevelopment and master-planning for \$110 million retail/multifamily high-rise in New York City metro area
- Played key role in planning and redevelopment of \$1 billion+ U.S. Navy housing project in Oahu, Hawaii
- Underwrote and managed due diligence for \$26 million tax-exempt bond transaction

05/01 - 08/01     **THE ASHLEY COMPANIES**, Rochester, NY – *Cornell Master’s Degree Internship*  
Authored redevelopment plan for historic Powers Building in downtown Rochester

02/98 - 08/00     **WADDELL & ASSOCIATES ARCHITECTS**, Cleveland, OH  
*Architectural Project Manager*  
*Building types included residential, retail, office, industrial*  
*(Company is now known as Erbach Waddell Architects)*

- Responsible for business development, architectural planning, and construction management for projects ranging in size from 5,000-350,000 s.f.
- Projects won four design awards for the firm, including an AIA Cleveland Honor Award

06/95 - 02/98     **WESTLAKE REED LESKOSKY ARCHITECTS**, Cleveland, OH  
*Architectural Designer*  
*Project types included historic preservation, healthcare, office, performing arts, retail*  
*(Company was acquired by DLR Group in 2018)*

Education     **CORNELL UNIVERSITY**, Ithaca, NY  
Master of Professional Studies in Real Estate (ranked first in class), 2002  
Awarded Urban Land Institute fellowship & Cornell merit-based tuition scholarship

**KENT STATE UNIVERSITY**, Kent, OH  
Bachelor of Architecture (with studies abroad), magna cum laude, 1996

Other     Adjunct Professor, Real Estate Development, Kent State University (graduate level)

Board Member, Landmark Commission, City of Shaker Heights, Ohio

Professional Memberships: Cornell Real Estate Council, National Multifamily Housing Council, Urban Land Institute, International Council of Shopping Centers, Wharton Real Estate Center, American Institute of Architects

Other skills and avocations: Computer programming, photography (work has been exhibited and sold in galleries)