



Welcome To The Ackermann Group

About Us

Ackermann Group is a third generation real estate company focusing on both commercial and residential projects. Ackermann Group is built on a solid development methodology sharpened by over six decades and three generations of experience in the industry. A Cincinnati-based company founded in the 1940's, Ackermann Group today continues to stand for integrity, stability and a commitment to providing individuals and communities with products and services that endure the test of time. Utilizing a process that couples the years of experience with strategic partnerships with many of the region's most experienced members of the development industry, Ackermann Group remains poised as the premier developer and operator for decades to come.

Mission

Ackermann Group's goal is to revitalize under performing real estate assets that in turn foster renewed viability for our communities and increased quality of life for their residents. Ackermann Group's mission is to provide lasting value to residents, businesses, investors and communities as a whole.

Ackermann Group will accomplish this goal through strategic long-term partnerships. By initiating and cultivating partnerships between public and private entities, we will facilitate the redevelopment of these communities.

Services

Ackermann Group possesses decades of experience and refinement that translates into a solid breadth of capabilities and offerings. When you choose to partner with Ackermann Group, you are assured of a level of professionalism that is built on the confidence that only experience, hard work and perseverance can bring. Combining this experience and our strong team of industry leading partners, our capabilities include:

- Residential Development
- Residential Property Management
- Commercial Development
- Commercial Property Management
- Receiverships

Affiliations and Accreditations

BOMA

Greater Cincinnati & Northern Kentucky Apartment Association

Greater Cincinnati Homebuilders Association

National Apartment Association

Northern Kentucky Chamber of Commerce

Urban Land Institute



Welcome To The Ackermann Group

History

In the 1940's Ackermann Group began building single-family homes and then four family apartment buildings. By the 1960's Ackermann Group expanded into land development and construction of apartment complexes, churches and warehouses while continuing to build on a solid methodology and practice of always providing value.

As active members of the Cincinnati Home Builder's Association for over 30 years, and board members for eight, Ackermann was actively involved in supporting and fostering the development of the CHBA. Working as members of the HBA Ethics and Grievance committee (now named Consumer Affairs) and counting on our strong integrity and fervor for quality construction, we were instrumental in the refining of the processes which continue today to be the guidelines by which disputes between builders and customers are resolved.

In the early 1990's Ackermann Group concentrated on residential construction, residential and commercial remodeling and land development. As the late 90's approached Ackermann's direction moved towards urban infill projects and redevelopment fueled by a passion for contributing to the revitalizing of urban areas. As lead developer of the 1999 Spencer Hill Citirama project, Ackermann Group continued to emerge as one of the award winning leaders in urban infill development.

As the new millennium rang in, Ackermann Group again expanded its product offering by developing mixed-use office, retail and residential focused on combining quality of lifestyle with urban revitalization.

Ackermann Communities, a residential initiative, began in 2004. After 30 years of ownership in apartment communities, Ackermann Group set out to grow this segment of business. Ackermann Communities has been the fastest growing segment of Ackermann Group.

Starting with 400 units in 2004, Ackermann Communities now owns and operates over 1100 units in Cincinnati, Columbus, and Indianapolis. The operation methods of property management and the development methods honed over years of construction and development have created a unique ability for Ackermann Communities to find tremendous success in acquiring apartment communities.

With a current portfolio consisting of landmark developments such as Cornerstone at Norwood, Harbor Greene and Marburg Square, Dobbs Ackermann as president of Ackermann Group, continues to apply the company's processes and extensive knowledgebase built over three generations to lead the company forward with the same commitment to excellence.



Receiverships

About Receiverships

Although it would be great if the services of a receiver were never needed; these services are required despite peoples' best intentions and efforts. Ackermann Group's experience coupled with its management systems, market knowledge and relationships can serve as a successful solution to the job at hand.

When a property goes into foreclosure, time and time again the bank and court have chosen to entrust their properties to Ackermann Group due to our commitment, expertise and proven abilities. From the time the court appoints a receiver, to bringing the property to market ability, to sale and through to retaining management after a sale, Ackermann Group is dedicated to positioning the asset for success regardless of condition or process stage.

Ackermann Group is experienced to make this transition appear seamless and without any anguish on the part of the owner and bank. Ackermann Group has experience with local and national banks, spreading over the entire Kentucky and Ohio region. With over 60 years experience in commercial and residential property management and having been previously named receiver for numerous properties since 1992, we believe the qualifications to be named receiver for any property is evident.

Mission

Ackermann Group aims to position all properties for long-term stability while maximizing cash flow. Ackermann Group will provide superior service by controlling operational costs while effectively managing your property. Ackermann Group recognizes individual needs and believes the means to our success is through good communication, prompt responsiveness, professionalism and commitment.



Receivership Services

Our Receivership Services Include:

- Consulting
- Seizure of Assets
- Court Reports
- Contracts and Leases

Consulting

- Valuations: partner with Real Estate Broker to determine potential recovery
- Property & Financial Assessments; make a hands-on assessment of operations, its competitors, location and profit and loss statements.

Seizure of Assets

- Bank Accounts
- Cash Banks
- Petty Cash
- All other monies and Securities

Court Reports

- Assisting counsel in preparing the 'Order Appointing Receiver' to assure the court addresses all contingencies in the first hearing, and to avoid repeated trips.
- Preparing and filing all Receiver's documents and servicing all appropriate parties. These include opening, interim and closing reports.
- Contract negotiations or termination, as appropriate
- Upon foreclosure, quickly winding up the receivership, preparing the final accounting, transferring licenses and franchises to the new owner, preparing and filing final reports, and securing the courts approval and discharge.

Contracts and Leases

- Reviewing of insurance policies and coverages
- Reviewing, negotiating, and accepting or rejecting equipment, ground and rental agreements, as each case dictates.
- Handling all vendor contracts, whether they need to be notified, reviewed, renegotiated, and accepted or rejected.

Listings and Sales

- Property marketing
- Property MLS Listing Service
- All property information will be detailed and include complete directions.



Receivership Services continued

- Customized marketing plans that include:
 - Email notification and advertising
 - Print advertising
 - Detailed and Documented closing process
 - Clarify closing documents for all parties
 - Assemble appropriate parties for closing and ensure accuracy of all closing documents
 - Attend closing and collect/distribute proceeds, if required
 - Distribute all closing documents to appropriate parties

Contract Services

- Review and analyze all contracts to ensure accuracy and completeness of offers
- Provide sales offers and accurate overview of contract terms and conditions in the form of a “Net” sheet as required by clients.
- Provide communication in a timely and accurate manner to all parties involved in negotiations.

Additional Services

- Occupancy status verification
- Loss mitigation and pre-foreclosure workouts
- Cash for keys negotiations
- Eviction/lockout coordination and processing
- Property preservation services
- All locks are re-keyed or changed within 24 hours of receiving the property
- Securing doors and windows with board-up if necessary
- Property Clean Out Including:
 - Removal of all interior and exterior debris
 - Property left broom swept. A full cleaning and maintenance cleaning is recommended to enhance its marketability
 - Storage or disposal of personal property
- Contract notice and sign posting
- Utility transfer and monthly account of utilities
- Proper monitoring and reporting
- Repair services- accept full responsibility for the management and completion of agreed upon and approved repairs.
- Property maintenance and weekly inspections



Residential Property Management Ackermann Communities

About Residential Property Management

Ackermann Group has been managing apartments communities for more than 30 years. During this time we have developed a company culture that demands excellence from our team members, while providing the greatest value for our residents.

Ackermann Group provides clean, safe and affordable housing with attentive management. Every Ackermann Community offers dependable resident managers and service technicians who strive to meet the needs of their residents. Every Ackermann Community offers an ideal combination of amenities and location to satisfy your needs at the right price.

Mission

- Be Flexible
- Reward Results
- Lead by Example
- Be a Team Player
- Always do the Right Thing
- Look for Better Ways to Service Customers
- Do Whatever it Takes to Make Renters Happy

Services

- Collections
- Energy Savings
- Contract Negotiation
- Cash Flow Statements
- Financial Forecasting
- Owners Representation
- Tenant Communications
- Tenant Screening and Placement
- Lease and Renewal Coordination
- Accounts Payables and Receivables
- Payroll, Taxes, Insurance and Benefits
- Vendor Relationships/ Preferred Vendors
- Operating Income and Retail Analysis Reports
- Facility Performance Reports and Recommendations



Commercial Property Management

About Commercial Property Management

Ackermann Group manages over 500,000 square feet of commercial space. Ackermann Group's years of experience in property management tied together with a company culture that demands excellence, provides clients with a wealth of knowledge to pull from. From our deep understanding of the marketplace to tenant prospecting and our strong ties to brokers, Ackermann Group is well positioned to assist companies with their property management needs. Whether it's utilizing our buying power to provide the greatest value for clients, or giving clients access to a variety of services, Ackermann Group Property Management is a perfect fit for many companies.

Mission

Ackermann Group aims to position all properties for long-term stability while maximizing cash flow. We are able to attract quality tenants who want to make long-term commitments. Ackermann Group provides superior service by controlling operational costs while effectively managing your property. Ackermann Group recognizes individual needs and believes the means to our success is through good communication, prompt responsiveness, professionalism and commitment.

Goals

- Create a long term partnership that promotes the success of the property and its employees
- Provide expertise, focus and 'efficiencies' at a low cost
- Provide consistent and predictable operating expenses
- Use industry wisdom to facilitate cost appropriate "green" options
- Balance long term and short term property objective
- Be proactive and solution focused



Commercial Property Management

Services

Providing a variety of commercial property management services leaves clients the opportunity to streamline their management and utilize an abundance of marketplace knowledge and experience. A partial list of services:

- Collections
- Receiverships
- Energy Savings
- Contract Negotiation
- Cash flow statements
- Financial Forecasting
- Owners Representation
- Tenant communications
- Tenant screening and placement
- Lease and Renewal Coordination
- Accounts Payables and Receivables
- Payroll, taxes, insurance and benefits
- Vendor relationships/ Preferred Vendors
- Operating income and retail analysis reports
- Facility Performance Reports and recommendations
- Parking Garages: Knowledge of management, maintenance and construction

Satisfied Tenants

- Urban Active Fitness
- Charles Schwab
- Interbrand
- AXA Advisors
- Stephen James and Associates
- First Financial Bank
- Grant Thornton
- Bowling Portfolio
- Smith Barney
- Interger
- Huff Realty
- Lincoln Financial
- Daymar College
- Centerpoint Health
- Beechacres Parenting Center
- Zachary Construction
- Starfire

References

- Bank of America
- First Financial Bank
- Bank of Kentucky
- Wesbanco
- 5/3 Bank
- Beal Bank
- Thompson Hine
- Graydon, Head & Ritchey
- Keating, Muething & Klekamp
- Kinker Eveleigh Insurance



Staff Bio

Karen Congdon, Senior Vice President

Career Summary

Karen joined the Ackermann Group in March 2004 as Senior Vice President, Property Management. Karen is responsible for the operation of the property managers and maintenance staff. Her duties include all phases of property management, and supervision of property managers, property administrators and maintenance technicians.

Prior to joining Ackermann Group, Karen was employed by Grubb & Ellis West Shell Commercial. Karen was responsible for the operation of the management department and maintenance staff. In addition, Karen managed a total of over 1 million square feet of office/industrial/retail and apartment properties. In 2001, a property under Karen's management was awarded First Place Internationally and received the TOBY (The Office Building of the Year) Award from BOMA. In 2000, another property received 2nd place nationally.

Professional Affiliations

Licensed Real Estate Agent, Ohio and Kentucky
Candidate, Certified Property Manager, (CPM)
Certified Manager of Community Associations (CMCA)
TOBY, First Place 2001
Laurel Awards for Cincinnati Beautification
Board of Directors for the Greater Cincinnati Northern Kentucky Apartment Association
Ohio Apartment Association, Legislative Board
BOMA
IREM

Community Service

Apartment Association
Breast Cancer Awareness
Board of Economic Development, City of Forest Park
Licensed Real Estate Agent, Ohio and Kentucky



Staff Bio Continued
Karen Congdon, Senior Vice President
Property Management Experience

Receiverships

Buckingham Apartments 40 units, Cincinnati, Ohio
Cornerstone at Washington Park 240,000 sq. ft., Centerville, Ohio
Crystal Springs Apartments, 72 units, Lexington, Kentucky
Fairway Park Apartments 100 units, Independence, Kentucky
Hilton Apartments, 54 units, Dayton, Ohio
Legendary Ridge, 20 Vacant Lots, Hamilton County, Ohio
Legendary Ridge 56 Acres Undeveloped, Hamilton County, Ohio
McHenry Apartments, 24 units, Cincinnati, Ohio
Mt. Airy Forest Apartments, 84 units, Cincinnati, Ohio
New Richmond Apartments 12 units, New Richmond, Ohio
Prospect Point, 12 Condos, Butler County, Ohio
Prospect Point, 10 acres Vacant Land, Butler County, Ohio
Ross Avenue Apartments, 21 units, Cincinnati, Ohio
Sher-May Apartments, 72 units, Dayton, Ohio
Sterling Estates, 20 Vacant Lots, Butler County, Ohio
Sterling Estates, Model Home, Butler County, Ohio
Swifton Commons Mall 350,000 sq. ft., Cincinnati, Ohio
West North Bend Apartments, 21 units, Cincinnati, Ohio

Office

Blue Ash Business Place 92,000 sq. ft., Blue Ash, Ohio
Blue Ash Office Center 55,000 sq. ft., Blue Ash Ohio
Cable House Office 45,000 sq. ft., Cincinnati, Ohio
Century Business Park 55,000 sq. ft., Cincinnati, Ohio
Cincinnati Bar Association 80,000 sq. ft., Cincinnati, Ohio
Cornerstone at Norwood 250,000 sq. ft., Cincinnati, Ohio
Corporate Circle Center 95,000 sq. ft., Cincinnati, Ohio
Daystar Properties 43,000 sq. ft., Cincinnati, Ohio
Kemper Pond Office Park 100,000 sq. ft., Cincinnati, Ohio
Kenwood Professional Bldg, 80,000 sq. ft., Cincinnati, Ohio
Legal Aid, Cincinnati, Ohio 50,000 sq. ft., Cincinnati, Ohio
Montgomery Plaza 45,000 sq. ft., Montgomery, Ohio
Officeplex, 70,000 sq. ft., Blue Ash, Ohio
Spectrum Office Tower 98,000 sq. ft., Sharonville, Ohio
Starfire Council 35,000 sq. ft., Cincinnati, Ohio
R L Polk Bldg, 200,000 sq. ft., Cincinnati, Ohio
Wards Corner Office 60,000 sq. ft., Loveland, Ohio
West Shell Office Park 122,516 sq. ft., Cincinnati, Ohio



Staff Bio Continued
Karen Congdon, Senior Vice President
Property Management Experience

Multifamily

Bells Lake Apartments 72 units, Mt. Carmel, Ohio
Boudinot Apartments 60 units, Cincinnati, Ohio
Buckingham Apartments 40 units, Cincinnati, Ohio
Carriage Court Apartments 121 units, Springdale, Ohio
Cloisters Condominiums 40 units, Cincinnati, Ohio
Fairway Park Apartments 100 units, Independence, Kentucky
Gamble Apartments 60 units, Cincinnati, Ohio
Hampton Lane Home Owners Association 10 units, Cincinnati, Ohio
Hosbrook Manor 72 units, Cincinnati, Ohio
Kingston House 45 units, Cincinnati, Ohio
Long Acres Apartments 144 units, Mt. Carmel, Ohio
Madeira Mobile Home Park 125 pads, Madeira, Ohio
Maple Oaks Apartments 167 units, Middletown, Ohio
Mayfair of Montgomery Apartments 200 units, Montgomery, Ohio
New Richmond Apartments 12 units, New Richmond, Ohio
Regency Condominiums 200 units, Cincinnati, Ohio
River Terrace Condominiums 75 units, Cincinnati, Ohio
Sunset Apartments 80 units, Cincinnati, Ohio

Retail

Eastgate Square 150,000 sq. ft., Cincinnati, Ohio
Eastgate Villages I & II 50,000 sq. ft., Cincinnati, Ohio
Fairfield Plaza 125,000 sq. ft., Fairfield, Ohio
Forest Park Shopping Center 100,000 sq. ft., Forest Park, Ohio
Harrison Square Shopping Center 60,000 sq. ft., Harrison, Ohio
Kemper Square 45,000 sq. ft., Springdale, Ohio
Kenwood I and II 40,000 sq. ft., Cincinnati, Ohio
New Richmond Retail 45,000 sq. ft., New Richmond, Ohio

Office / Warehouse

Blue Ash Service Center 25,000 sq. ft., Blue Ash, Ohio
Century Service Center 30,000 sq. ft., Cincinnati, Ohio
Fairfield Business Center 250,000 sq. ft., Fairfield, Ohio
Kiesland Office Center 45,000 sq. ft., Cincinnati, Ohio
Kemper Meadows 100,000 sq. ft., Forest Park, Ohio
Mosteller Distribution Center 250,000 sq. ft., Sharonville, Ohio
North X Northwest Office 80,000 sq. ft., Forest Park, Ohio



Staff Bio Continued
Karen Congdon, Senior Vice President
Property Management Experience

Medical Office

40 North Grand Medical 40,000 sq. ft., Ft. Thomas, Kentucky
Bellevue Medical 60,000 sq. ft., Bellevue, Kentucky
Southgate Medical 60,000 sq. ft., Southgate, Kentucky
Suburban Pediatrics Medical 45,000 sq. ft., Montgomery, Ohio

Mixed Use

Cornerstone at Washington Park 240,000 sq. ft., Centerville, Ohio
Harbor Greene Commercial 100,000 sq. ft., Bellevue, Kentucky
Promenade Shopping Center 125,000 sq. ft., Forest Park, Ohio
Swifton Commons Mall 350,000 sq. ft., Cincinnati, Ohio



Staff Bio

C. A. Dobbs Ackermann, President and CEO

Career Summary

Dobbs has been with Ackermann Group since 1992 and is the grandson of Rudolph Ackermann, who founded the company in 1946.

Dobbs has over ten years of experience in land development, and is responsible for all development activities of Ackermann Group.

Experience

Field Superintendent, Construction

Field Superintendent for Commercial Tenant Improvement

Project Manager for Commercial and Residential Land Development

Education

Bachelor of Communications, Emerson College, Boston, MA

Community Service

National Association of Home Builders

Board of Directors, Cincinnati Home Builders Association

Ohio Valley Development Council

Board of Directors, Cincinnati Observatory Center

Board of Directors, Young Entrepreneurs Organization



Staff Bio
John Wendt, Chief Financial Officer

Career Summary

John has been with Ackermann Group since 2000 and brings over fifteen years of finance, accounting and business management expertise to the Ackermann Group.

Experience

CEO, Business Implementation Services of the Midwest, LLC
Managing Partner, Director of Litigation Support/Business Valuation Services, H. K. Campbell & Co.
Certified Public Accountant

Education

B.S., Accounting, Purdue University
Certified Public Accountant

Community Service

Past President, Finance Chair and Education Chair, Young Entrepreneurs Organization
President, Trinity Lutheran Church
Director, Board of Stewardship, Trinity Lutheran Church
Vice President, Trinity Lutheran Church
Director, Fairfield Child Development Center
Audit and Investment Committee, Lutheran Social Services