



Welcome To Ackermann Group

About Us

Ackermann Group is a third generation real estate company focusing on both commercial and residential real estate. 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, operator and Management Company 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. Our diverse portfolio includes almost three million square feet of managed residential and commercial space. Combining this experience and our strong team of industry leading partners, our capabilities include:

- Residential Development
- Residential Property Management
- Commercial Development
- Commercial Property Management
- Receivership Services

Affiliations and Accreditations

BOMA
Greater Cincinnati & Northern
Kentucky Apartment Association
Greater Cincinnati Homebuilders
Association

National Apartment Association
Cincinnati Chamber of Commerce
Urban Land Institute
USGBC Leadership in Energy and
Environmental Design

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.

Receivership

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 banks and courts 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 hiring a property management company, to listing the property for sale, Ackermann Group is dedicated to positioning the asset for a successful transition.

Ackermann Group is experienced to make this transition appear seamless and without any anguish on the part of the owner and the 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 protect the asset as defined by the court order. Ackermann Group has quick Receiver Bond ability and experience with multiparty coordination between the courts and assigned property management companies. As the Receiver, Ackermann Group works closely with the property management company to stabilize the asset and position for sale.

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

Receivership Services

Our Receivership Services Include:

- Consulting
- Seizure of Assets
- Court Reports
- Sales Contract Services

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.

Sales 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.
- Property marketing
- All property information can be detailed and include complete directions.

- 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

Additional Services

- Quick bond ability
- All locks are re-keyed or changed within 24 hours of receiving the property
- Securing doors and windows with board-up if necessary
- Tax appeals and recommendations
- Loss mitigation and pre-foreclosure workouts
- Initial vendor and tenant notice and sign posting
- Oversight of property management activities

Residential Property Management

About Residential Property Management

Ackermann Group has been managing apartment 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.

Experience: Ackermann utilizes development and construction experience to restore deferred maintenance and poor curb appeal, providing value through restoration. Successful management experience delivers efficiency.

People: Ackermann Group hires quality people with industry experience. The company has assembled a dedicated team of professionals who appreciate the responsibility of managing apartment communities with the objective to deliver outstanding results for the company and its investors. Performance standards are set high and the entire team is invested professionally and financially in the overall performance.

Quality Systems & Processes: Ackermann Group is continually honing their systems and processes. Resident Retention Programs lower turnover and interior improvement costs. Utility Management Programs provide reduced utility costs by turning off breakers, interior water lines and interior gas lines in unoccupied units; also eliminating the risk of undetected leaks. A Preventative Maintenance Program provides for fewer time consuming daily service calls giving the maintenance personnel more time to focus on customer service. Frequent market evaluations allow for immediate response to changing market conditions. Adjusting quickly to the market will transfer into consistently high occupancy and fewer concessions being offered.

Industry Involvement: Ackermann Group believes in keeping a firm grip on the pulse of the local and national industry through industry involvement. Company team members hold positions on the Apartments Association Board of Directors and Legislative Committee.

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

Satisfied Tenants

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

Commercial Property Management Services

Accounting

- Accounts Payables and Receivables
- Cash flow statements
- Operating income and retail analysis reports
- Financial Forecasting
- Annual Budget Preparation

Occupancy

- Occupancy Status Verification
- Tenant Screening Placement
- Tenant Communications
- Lease and Renewal Coordination
- Collections
- Cash for Keys Negotiations
- Eviction / Lockout Coordination and Processing

Vendors

- Vendor Relationships/Preferred Vendors
- Reviewing, negotiating and accepting or rejecting equipment, ground and rental agreements
- Handling all vendor contacts, whether they need to be notified, reviewed, renegotiated, accepted or rejected

Maintenance

- Contract Negotiation
- Utility Management
- Repair Services
- Eviction / Lockout Coordination and Processing
- Monthly/Weekly Property Inspections
- Preventative Maintenance
- Property Preservation Services
- Property Clean out including:
 - Removal of all interior and exterior debris
 - Full cleaning to enhance marketability
 - Storage or disposal of personal property

Human Resources

- Hiring and Placement
- Payroll and Taxes
- Benefit Coordination
- Training including Fair Housing

Insurance

- Guaranteed professional insurance coverage
- Review of insurance policies and coverage
- Access to a variety of insurance types
- Insurance cost review containment
- Evaluation of policy to protect initial property condition then reevaluate after improvements
- Recommendations of proper liability limits to fill inadequacies and improve policy conditions

Additional Services

- Utility transfer and monthly account of utilities
- Owner's Representation
- Facility Performance Reports and recommendations
- Parking Garages: Knowledge of management, maintenance and construction

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
Crayons to Computers
Freestore Foodbank
Licensed Real Estate Agent, Ohio and Kentucky
Starfire

Property Management Experience

Receiverships

Buckingham Apartments - 40 units, Cincinnati, OH
Cornerstone at Washington Park - 240,000 sf, Centerville, OH
Crossings at G.E. Park - 17 condominiums, Springdale, OH
Crystal Springs Apartments - 72 units, Lexington, KY
Fairway Park Apartments - 100 units, Independence, KY
Hilton Apartments - 54 units, Dayton, OH
Island Breeze Apartments - 60 units, Cincinnati, OH
Legendary Ridge - 20 vacant lots, Cincinnati, OH
Legendary Ridge - 56 undeveloped acres, Cincinnati, OH
McHenry Apartments - 24 units, Cincinnati, OH
Mt. Airy Forest Apartments - 84 units, Cincinnati, OH
New Richmond Apartments - 12 units, New Richmond, OH
New York Group OH-1 LLC - 657 units, Cincinnati, OH
New York Group OH-1 LLC - 20 units, Dayton, OH
Parkview Apartments - 26 units, Cincinnati, OH
Prospect Point - 12 condominiums, Butler County, OH
Prospect Point - 10 acres vacant land, Butler County, OH
Rockford Properties - 6 properties, Cincinnati, OH
Ross Avenue Apartments - 21 units, Cincinnati, OH
Sher-May Apartments - 72 units, Dayton, OH
Sterling Estates - 20 vacant lots, Butler County, OH
Sterling Estates, Model Home, Butler County, OH
Swifton Commons Mall - 350,000 sf, Cincinnati, OH
West North Bend Apartments - 21 units, Cincinnati, OH

Office

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

Multifamily

Bells Lake Apartments - 72 units, Mt. Carmel, OH
Boudinot Apartments - 60 units, Cincinnati, OH
Buckingham Apartments - 40 units, Cincinnati, OH
Carriage Court Apartments - 121 units, Springdale, OH
Cloisters Condominiums - 40 units, Cincinnati, OH
Fairway Park Apartments - 100 units, Independence, KY
Gamble Apartments - 60 units, Cincinnati, OH
Hampton Lane HOA - 10 units, Cincinnati, OH
Hosbrook Manor - 72 units, Cincinnati, OH
Kingston House - 45 units, Cincinnati, OH
Long Acres Apartments - 144 units, Mt. Carmel, OH

Madeira Mobile Home Park - 125 pads, Madeira, OH
Maple Oaks Apartments - 167 units, Middletown, OH
Mayfair of Montgomery Apartments - 200 units, Montgomery, OH
New Richmond Apartments - 12 units, New Richmond, OH
Regency Condominiums - 200 units, Cincinnati, OH
River Terrace Condominiums - 75 units, Cincinnati, OH

Retail

Eastgate Square - 150,000 sf, Cincinnati, OH
Eastgate Villages I & II - 50,000 sf, Cincinnati, OH
Fairfield Plaza - 125,000 sf, Fairfield, OH
Forest Park Shopping Ctr. - 100,000 sf, Forest Park, OH
Harrison Square Shopping Ctr. - 60,000 sf, Harrison, OH
Kemper Square - 45,000 sf, Springdale, OH
Kenwood I and II - 40,000 sf, Cincinnati, OH
New Richmond Retail - 45,000 sf, New Richmond, OH
Paddock Road - 3,015 sf, Cincinnati, OH
Dry Ridge Outlet Center - 125,000 sf, Dry Ridge, KY

Office / Warehouse

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

Medical Office

40 North Grand Medical - 40,000 sf, Ft. Thomas, KY
Bellevue Medical - 60,000 sf, Bellevue, KY
Southgate Medical - 60,000 sf, Southgate, KY
Suburban Pediatrics Medical - 45,000 sf, Montgomery, OH

Mixed Use

Cornerstone at Washington Park - 240,000 sf, Centerville, OH
Harbor Greene Commercial - 100,000 sf, Bellevue, KY
Promenade Shopping Center - 125,000 sf, Forest Park, OH
Swifton Commons Mall - 350,000 sf, Cincinnati, OH

Julie Mason

Receivership Property Manager

Career Summary

Julie has been associated with the Ackermann Group since April 2004. Her first role with the company was to meet and coordinate client selections on multimillion dollar residential development projects. More recently, she has come on board as a residential property manager specializing in receivership properties. In this role she leads a very qualified team of professionals who provide all aspects of property management which include leasing, property improvements, maintenance, and tenant relationships.

Prior to joining the Ackermann Group Julie was engaged by several builders in the Greater Cincinnati area to provide a wide range of services. Julie has a high level of interest in all facets of the development and property management business where she has spent the better part of her working career.

Education

Associate Degree of Business, Cincinnati Technical College

Community Service

Habitat for Humanity

Greater Cincinnati Northern Kentucky Apartment Association

Property Management Experience

Receiverships

Crystal Springs Apartments - 72 units, Lexington, Kentucky

Dry Ridge Outlet Center – 125,000 sq. ft., Dry Ridge, Kentucky

Eaton Avenue - 200,278 sq. ft. commercial, Hamilton, Ohio

Hilton Apartments - 54 units, Dayton, Ohio

Island Breeze Apartments – 60 units, Cincinnati, Ohio

Legendary Ridge - 20 vacant lots, Hamilton County, Ohio

Legendary Ridge - 56 undeveloped acres, Hamilton County, Ohio

McHenry Apartments - 24 units, Cincinnati, Ohio

Paddock Road - 3,015 sq. ft., Cincinnati, Ohio

Parkview Apartments - 26 units, Cincinnati, Ohio

Prospect Point - 12 condominiums, Butler County, Ohio

Prospect Point - 10 undeveloped land, Butler County, Ohio

Riverside Apartments - 32 units, Cincinnati, Ohio

Rockford Properties – 6 properties, Hamilton 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

West North Bend Apartments - 21 units, Cincinnati, Ohio

Developments

Harbor Greene, condominiums, Bellevue, Kentucky

Marburg Square, condominiums, Cincinnati, Ohio

HOA Board

Sterling Estates, Butler County, Ohio

Legendary Ridge, Hamilton County, Ohio

C. A. Dobbs Ackermann

President and CEO

Career Summary

Mr. Dobbs Ackermann has over 14 years of experience in land development and urban redevelopment. He is currently responsible for all development activities at Ackermann Group. As president, he carries on the tradition and values that are so deeply rooted in the 60 year old company that was founded in 1946. Mr. Ackerman's goal is to provide rewarding developments and investments through innovation and community focus.

Experience

- 1990-1996 Construction Management – Ackermann Enterprises, Inc.
Residential Land Development
Residential Construction
Commercial Tenant Construction
- 1996-2000 Vice President – Ackermann Enterprises, Inc.
Urban Redevelopment
1997 City of Cincinnati Citirama
1999 City of Cincinnati Citirama – Lead Developer
- 2000-2011 President and CEO – Ackermann Group
Commercial Development – 275, 000 square feet
Residential Redevelopment – Cincinnati, OH and Bellevue, KY

Education

Bachelor of Communications, Emerson College, Boston, MA
Credit completion of the National Leadership School in Kenya – 1991

Community Service

Cincinnati Home Builders Association, Ethnic and Grievance Committee
Cincinnati Observatory Center, Board of Directors
National Association of Home Builders
Ohio Valley Development Council
Starfire
Young Entrepreneurs Organization, Board of Directors

John Wendt
Chief Financial Officer

Career Summary

John R. Wendt joined the Ackermann Group in 2001 as head of financing and strategic planning. In this role, John has arranged a variety of financing structures including private equity, municipal funds, and bank debt. In 2005 John was promoted to Chief Financial Officer of the Ackermann Group expanding his duties to include investor relations, business and tax planning, and all other financial duties for all of Ackermann Group and its affiliated entities.

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