

## JASON R. CARROLL

\*\*\*\* \*\*\*\*\* \*\*\*\*, Shaker Heights, OH 44120  
(\*\*) \*\*\_\* - jason.carroll@gmail.com

2005-Current

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

#### *Director, Development & Finance*

- Lead Mid-America's capital transactions business – source, underwrite, negotiate & execute retail, industrial & multifamily property acquisitions, development projects, and financing transactions (\$90 Million in transaction volume to date)
- Developed state-of-the-art logistics facility for national retailer (773,000 SF)
- Direct company's aggressive tax appeal program (basis reductions \$34M & counting)
- Responsible for asset management within 5,000+ unit multifamily portfolio
- Managed operations & leasing for 2.7 Million SF industrial portfolio
- Senior analyst role: responsible for all of company's underwriting/valuation activities

2002-2005

### **FOREST CITY ENTERPRISES** (NYSE:FCEA), Cleveland, OH

#### *Development Manager*

- Responsible for new development, project management, multifamily acquisitions
- Managed Residential Group's acquisitions program; lead analysis & bidding on over \$8 Billion of multifamily assets
- Directly responsible for predevelopment activities (sourcing, entitlement, analysis, planning, design) for \$250+ Million of ongoing projects
- Project-managed development of \$110 million retail/multifamily high-rise, NYC metro
- Played key role in redevelopment of \$1 Billion+ military housing project in Hawaii
- Performed underwriting for complex \$26 Million tax-exempt bond transaction

2001

### **THE ASHLEY GROUP**, Rochester, NY

#### *Cornell Master's Degree Internship*

- Authored analysis supporting acquisition of historic Powers Building (Class B+ office) in downtown Rochester, NY (\$7 Million transaction)
- Developed repositioning plan for Powers Building, identifying 20+ specific opportunities to improve cash flow and asset value by over 10%

1998-2000

### **WADDELL & ASSOCIATES**, Cleveland, OH

#### *Project Manager*

- Responsible for business development, architectural design, project management
- Successfully designed, managed & completed numerous projects (5,000-350,000 SF)
- Won a total of four design awards for the firm
- Clients included Eaton Corp., Auxitrol, JLL, Deloitte Touche, American Greetings

1995-1998

### **VAN DIJK PACE WESTLAKE** (now Westlake Reed Leskosky), Cleveland, OH

#### *Project Architect*

- Gained design & project management experience in a wide array of asset types: Office, healthcare, performing arts, academic, residential, urban planning
- Clients included Kaiser Permanente, Parker Hannifin, The Cleveland Playhouse

Education

### **CORNELL UNIVERSITY**, Ithaca, NY

Master of Professional Studies in Real Estate, first in class, May 2002

- Concentrations in Real Estate Development and Finance
- Awarded Urban Land Inst. fellowship & Cornell merit-based tuition scholarship

### **KENT STATE UNIVERSITY**, Kent, OH

Bachelor of Architecture (with studies abroad), magna cum laude, May 1996

Other

- Adjunct Professor, Real Estate & Development, Kent State University (graduate level)
- Extensive computer skills (financial modeling/Excel, Argus, MRI, CAD, imaging/Photoshop)
- Memberships: Urban Land Institute (ULI), Intl. Council of Shopping Centers (ICSC), Cornell Real Estate Council, American Institute of Architects (AIA)
- Technology hobbyist, espresso connoisseur, avid traveler, photographer, art collector