

DANIEL S. ENGLAND

ACCREDITATIONS & EDUCATION

- Certified Commercial Investment Member (CCIM) designation from the CCIM Institute
- Licensed Real Estate Salesperson in the State of Nebraska
- B.S.B.A. International Business, University of Nebraska, Lincoln, Nebraska

PROFESSIONAL EXPERIENCE

Development Manager

Shamrock Development, Inc.
Omaha, Nebraska

November 2007 – Present

- Manage all facets of real estate development projects including concept design, design development, market/financial analysis, government approvals, construction and permanent financing, equity syndication, lease up and asset operation upon stabilization.
- Assisted in all facets of development of The Capitol District mixed-use redevelopment (Omaha, NE) consisting of a 333 room full service Marriott, 218 multifamily housing units, 78,000 SF office, 80,000 SF retail and a 505 structure parking garage with a total improvement value of \$205 million.
- Assisted in all development aspects of the design and construction of an \$90 million 333 room full service Marriott including securing all capital sources consisting of tax increment financing (TIF), construction and EB-5 financing and equity syndication.
- Plan, direct and monitor all aspects of The Paxton mixed-use development (Omaha, NE) consisting of luxury condominiums, retail, office and parking structure with a final project value of \$30 million.
- Plan, direct and monitor all aspects of the 1501 Jackson multifamily development (Omaha, NE) consisting of 75 luxury apartments and 110 structured parking stalls with an improved value of \$14 million.
- Plan, direct and monitor all aspects of the Barker Building mixed-use redevelopment (Omaha, NE) consisting of 48 multifamily residential units and 9,600 SF of retail for an improved value of \$9 million.
- Plan, direct and monitor all aspects of an urban retail redevelopment (Omaha, NE) consisting of a 17,500 SF former warehouse redeveloped into entertainment retail tenants with an improved value of \$6.5 million.
- Direct all construction loan draw procedures with lenders and equity partners for construction and development of real estate projects.
- Negotiate and help underwrite tax increment financing (TIF) and other project incentives from various governing agencies for real estate development projects valued in excess of \$200 million.
- Engage in lease proposal, analysis and negotiation with outside counsel, prospective tenants and commercial brokers for retail and office users.
- Negotiate and obtain construction, permanent and TIF financing totaling \$150 million for various entities for real estate investment or development projects.
- Negotiate, manage and facilitate JV partnerships of various entities for real estate investment or development projects.

Acquisitions Manager

National Realty Exchange
Denver, Colorado

October 2005 – October 2007

- Specialize in the acquisition, rehabilitation and repositioning of value added commercial real estate assets nationwide
- Analyze, negotiate and structure real estate investment transactions nationwide.
- Network and create personal relationships with commercial brokerage communities, business leaders, government agencies and elected officials in enhancing company exposure for real estate projects nationwide.
- Solicit and negotiate construction bids from contractors and building system engineers for effective due diligence analysis and property management for real estate projects nationwide.