



## Jack Kemmerly, MRED

Jack has worked in construction, real estate development, and design for the past 20 years. Since 2009, Jack has helped develop and manage 15 different residential & commercial development projects and 10 apartment complexes in Northern Arizona. He has been involved in the design, development, & construction of 900+ residential units, 4 commercial projects, and 22,000 linear feet of roadway & utilities. Totaling over \$600 million in revenue. His experience includes oversight of entitlements & approvals, design management, land development, vertical & horizontal general contracting, financing, project manager, superintendent, project turnover, and warranty. Jack has also worked on a general partner management team overseeing a portfolio of 1,835 apartment units in Northern Arizona with responsibilities including managing budgets, scopes of work, and contractors for annual capital improvements.



### Ponderosa Parkway

169 Condominiums in 13 three-story buildings  
3,300 linear feet of roadway & utilities  
Entitlements: Rezoning of Estate Residential to Medium Density Residential, Condominium Subdivision Plat  
First Private Affordable Housing Program in Flagstaff, Arizona  
Position: VP of Land & Product Development at Miramonte Homes, LLC  
\$75 million Total Sales  
Flagstaff, Arizona  
2018-Current



### Dale Avenue Condominiums

12 Unit-Condominiums in a three-story Courtyard Apartment Building  
95 linear feet of roadway & utilities  
Entitlements: By-Right Site Plan Approval, Condominium Subdivision Plat  
Position: Project, Land, & Product Development Manager at Miramonte Homes, LLC  
\$4.4 million Total Sales  
Flagstaff, Arizona  
2016-2018



### Villas at Kachina Trail - Townhomes

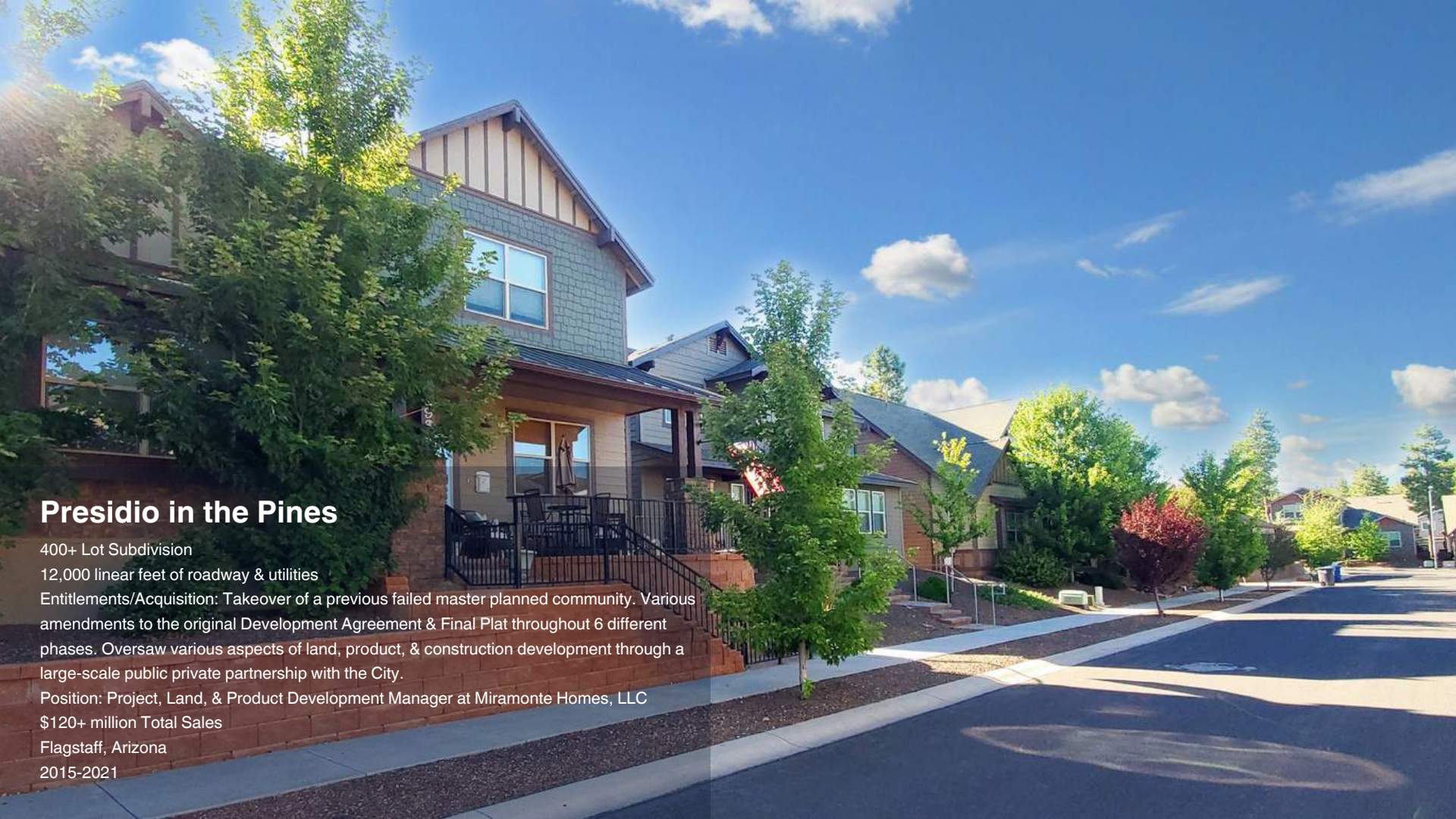
18 Build to Rent Townhomes with 5 self-storage units in 7 total buildings  
611 linear feet of roadway & utilities  
Entitlements: By-Right DRO Approval  
Position: General Partner, Project Sponsor, General Contractor, Asset Manager  
\$7.4 million Build  
Flagstaff, Arizona  
2022-Current





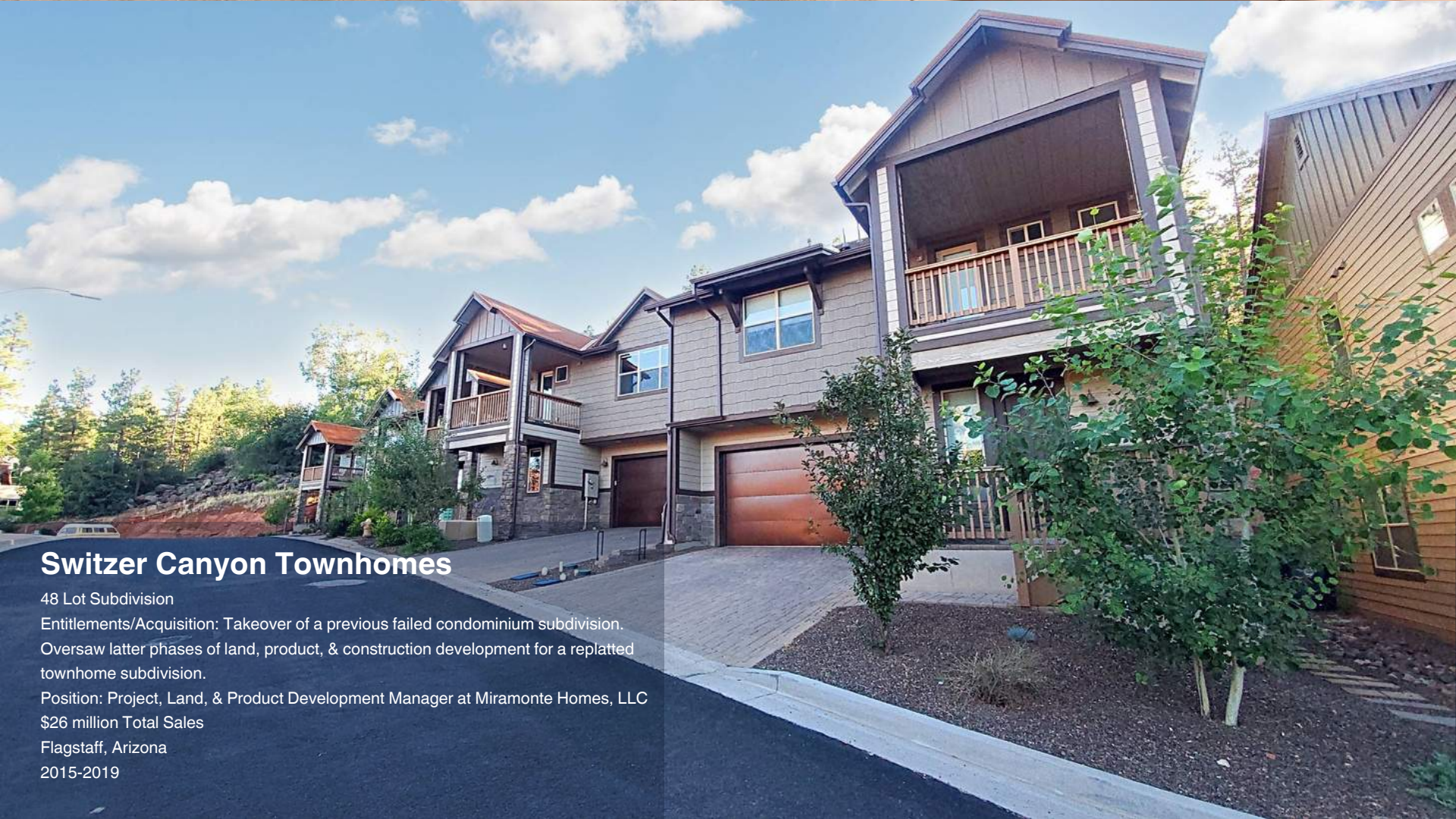
### Park Place Townhomes

58 Townhome Subdivision with Clubhouse  
2,122 linear feet of roadway & utilities  
Entitlements/Acquisition: Trustee's Sale of bankrupt condominium subdivision, replat remaining land to fee-simple townhomes and commercial clubhouse.  
First Condominium to Fee-Simple Final Plat Conversion in Northern Arizona  
Position: VP of Land & Product Development at Miramonte Homes, LLC  
\$30 million Total Sales  
Sedona, Arizona  
2018-Current



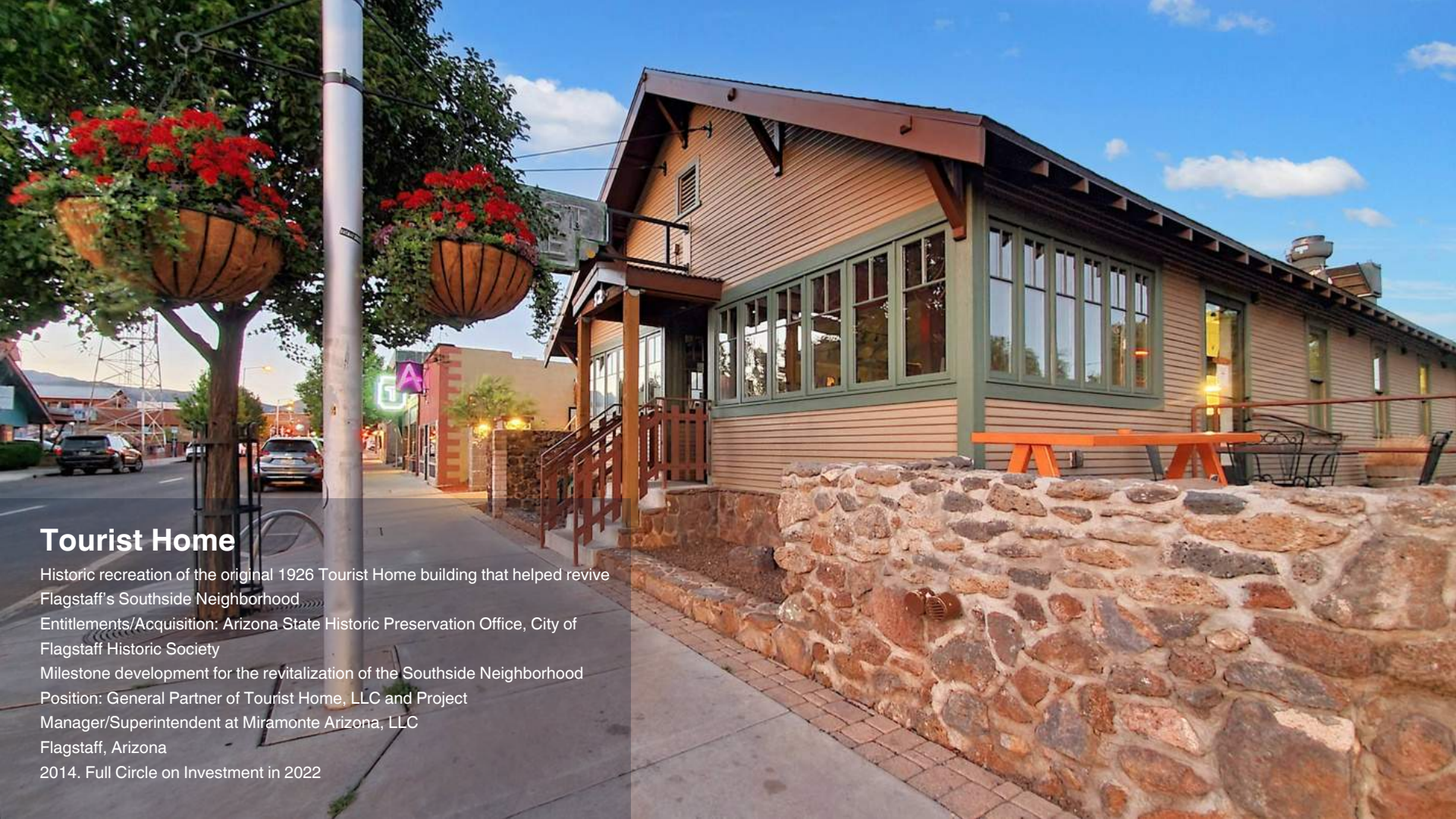
### Presidio in the Pines

400+ Lot Subdivision  
12,000 linear feet of roadway & utilities  
Entitlements/Acquisition: Takeover of a previous failed master planned community. Various amendments to the original Development Agreement & Final Plat throughout 6 different phases. Oversaw various aspects of land, product, & construction development through a large-scale public private partnership with the City.  
Position: Project, Land, & Product Development Manager at Miramonte Homes, LLC  
\$120+ million Total Sales  
Flagstaff, Arizona  
2015-2021



### Switzer Canyon Townhomes

48 Lot Subdivision  
Entitlements/Acquisition: Takeover of a previous failed condominium subdivision. Oversaw latter phases of land, product, & construction development for a replatted townhome subdivision.  
Position: Project, Land, & Product Development Manager at Miramonte Homes, LLC  
\$26 million Total Sales  
Flagstaff, Arizona  
2015-2019



### Tourist Home

Historic recreation of the original 1926 Tourist Home building that helped revive Flagstaff's Southside Neighborhood  
Entitlements/Acquisition: Arizona State Historic Preservation Office, City of Flagstaff Historic Society  
Milestone development for the revitalization of the Southside Neighborhood  
Position: General Partner of Tourist Home, LLC and Project Manager/Superintendent at Miramonte Arizona, LLC  
Flagstaff, Arizona  
2014. Full Circle on Investment in 2022





### Montvale Cottages

3 Custom Home Infill Lot Development & 1 Custom Home Build downtown  
245 linear feet of roadway & utilities  
Entitlements: By-Right Site Plan Approval, Subdivision Plat  
Position: Project, Land, & Product Development Manager and Superintendent at Miramonte Homes, LLC  
\$1.9 million Total Sales  
Flagstaff, Arizona  
2015-2017



### Timber Sky – Orion Neighborhood

35 Custom Homes on finished subdivision lots  
2,975 linear feet of roadway & utilities  
Position: VP of Land & Product Development at Miramonte Homes, LLC  
\$25 million Total Sales  
Flagstaff, Arizona  
2018-2021



### Grand Canyon Cottages

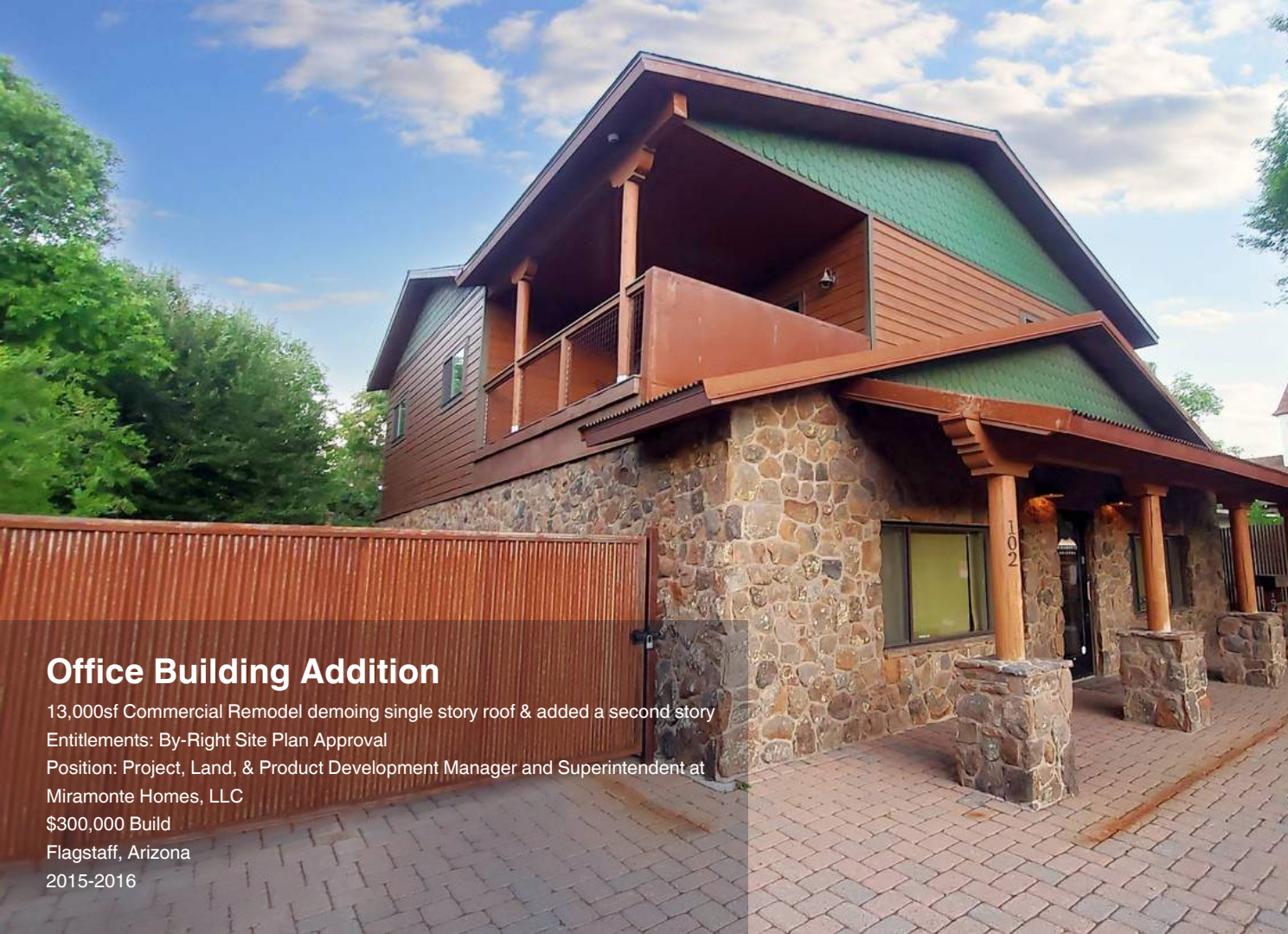
2 Custom Homes on infill lots downtown  
Entitlements: Lot Split  
Position: Project Investor, Limited Partner, VP of Land & Product Development at Miramonte Homes, LLC  
\$1.4 million Total Sales  
Flagstaff, Arizona  
2019-2020



### Forest Springs Townhomes

70 Lot Phase of a Subdivision  
Entitlements/Acquisition: Takeover of a previous failed condominium subdivision. Oversaw latter phase of land, product, & construction development for a replatted townhome subdivision.  
Position: Project, Land, & Product Development Manager at Miramonte Homes, LLC  
\$30 million Total Sales  
Flagstaff, Arizona  
2015-2019





### Office Building Addition

13,000sf Commercial Remodel demoing single story roof & added a second story  
Entitlements: By-Right Site Plan Approval  
Position: Project, Land, & Product Development Manager and Superintendent at Miramonte Homes, LLC  
\$300,000 Build  
Flagstaff, Arizona  
2015-2016



### Asset Management

**Bella Investment Group, LLC's (BIV) Portfolio**  
Position: Annual Capital Improvements Consultant at Kemmerly Properties, LLC for BIV's Apartment Units  
1,835 Units Across 8 different multi-family properties. Worked directly with Managing Partner/Ownership of BIV managing budgets, scopes, & contractors.  
Flagstaff, Arizona  
2009-2014

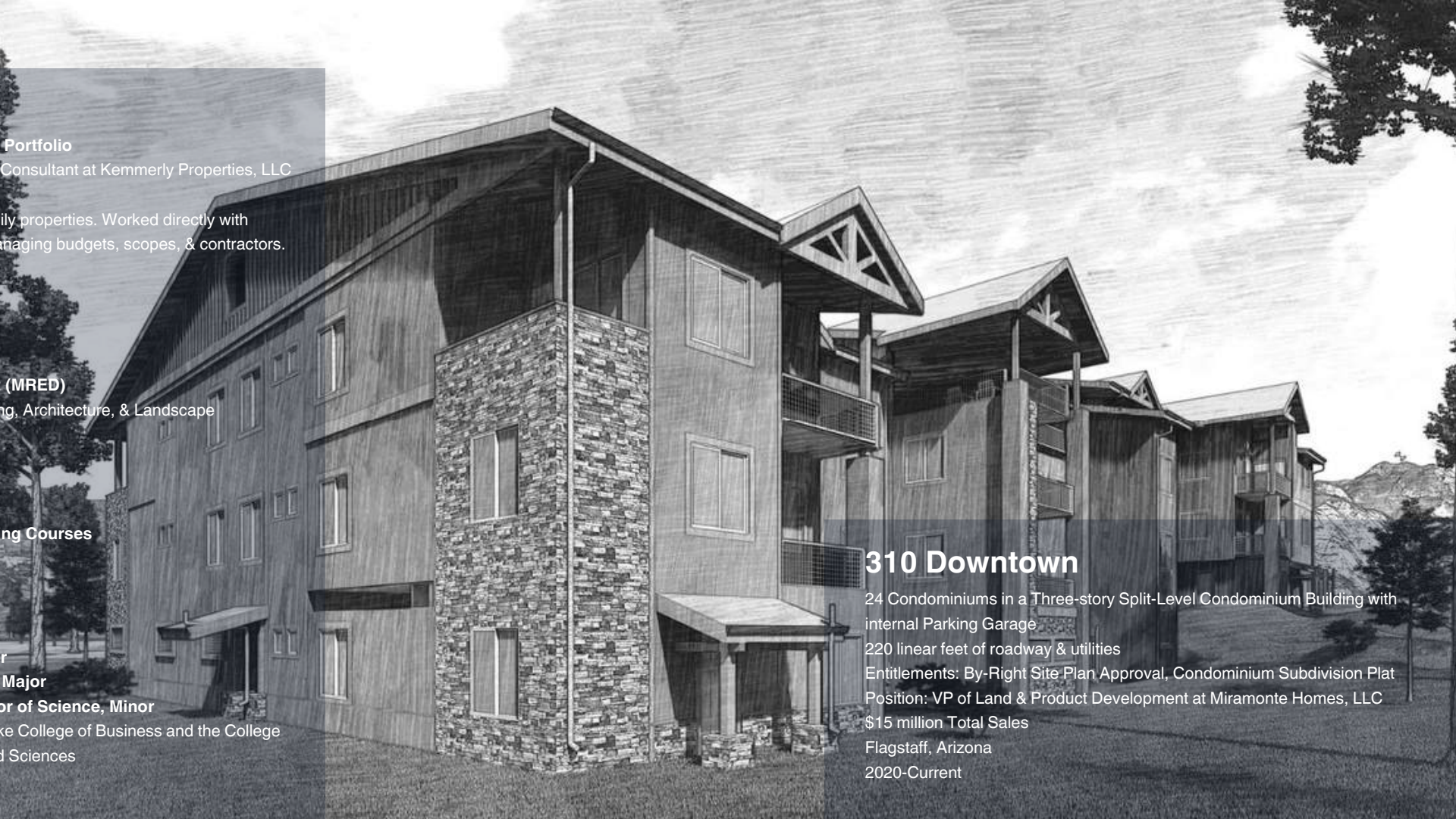
### Education

**Masters in Real Estate Development (MRED)**  
University of Arizona, College of Planning, Architecture, & Landscape Architecture  
Tucson, Arizona  
2014-2016

### AutoCAD & Revit Drafting/3D Modeling Courses

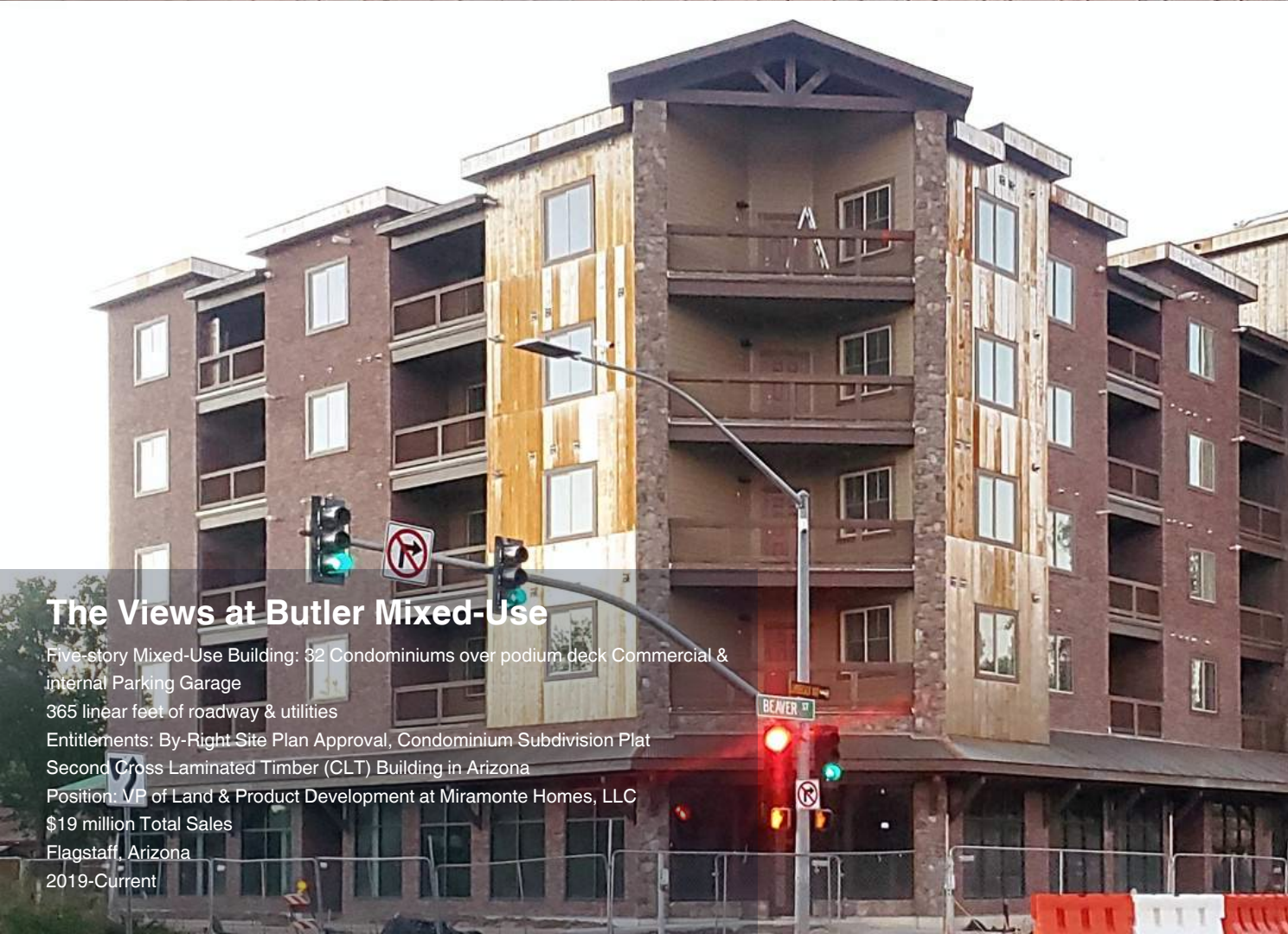
Pima Community College  
Tucson, Arizona  
2014-2016

**Finance – Bachelor of Science, Major Management – Bachelor of Science, Major Construction Management – Bachelor of Science, Minor**  
Northern Arizona University, W.A. Franke College of Business and the College of Engineering, Informatics, and Applied Sciences  
2009-2014



### 310 Downtown

24 Condominiums in a Three-story Split-Level Condominium Building with internal Parking Garage  
220 linear feet of roadway & utilities  
Entitlements: By-Right Site Plan Approval, Condominium Subdivision Plat  
Position: VP of Land & Product Development at Miramonte Homes, LLC  
\$15 million Total Sales  
Flagstaff, Arizona  
2020-Current



### The Views at Butler Mixed-Use

Five-story Mixed-Use Building: 32 Condominiums over podium deck Commercial & internal Parking Garage  
365 linear feet of roadway & utilities  
Entitlements: By-Right Site Plan Approval, Condominium Subdivision Plat  
Second Cross Laminated Timber (CLT) Building in Arizona  
Position: VP of Land & Product Development at Miramonte Homes, LLC  
\$19 million Total Sales  
Flagstaff, Arizona  
2019-Current



### Licensing

**General Contractors License, KB-1 Dual Commercial**  
Grand Canyon State Development, LLC  
State of Arizona. Reciprocal in California, Utah, & Nevada  
ROC #: 339570

### Real Estate Salesperson License

State of Arizona  
2020

### Community

**Housing Advisory Committee**  
City of Sedona  
2019-2020

### Advisor to Board of Directors

Habitat for Humanity – Northern Arizona  
2019-2020



### Walnut Cottages

6 Custom Homes on infill lots downtown  
540 linear feet of roadway & utilities  
Entitlements: By-Right Site Plan Approval, Subdivision Plat  
Position: Project, Land, & Product Development Manager at Miramonte Homes, LLC  
\$8.2 million Total Sales  
Flagstaff, Arizona  
2016-2018