

Dave Henselman, CCIM Broker



Purpose of Company: Provide a variety of Commercial Real Estate and Construction Services and Project Management Services to Developers, Property Owners and Business's.

Services Provided:

Sales & Leasing

Project Management

Asset & Property Management

Buyer & Tenant Representation

Consulting

Development

Professional Experience:

Summary: Over twenty five years Brokerage experience in the leasing, sale and management of commercial and investment property combined with over twenty-eight years of "hands-on" Project Management and supervision of the construction, build to suit, development and the redevelopment of commercial property.

- **Project Management:** Assist Developers and Owners in the development/redevelopment of their properties. This includes initial concept, market and feasibility studies, site selection and acquisition, assist with project design, finance, permits and governmental approvals, bid process, construction supervision, project planning and scheduling, marketing, leasing and property management. For Business owners this has involved turn-key relocation's and set ups. Scope of projects range from fast food restaurants, professional office buildings, to a 104,000 square foot multi tenant office/warehouse Park.
- **Real Estate Brokerage:** Services include the sale, lease and exchange of all types of Commercial and Investment property. Buyer and tenant representation in the leasing and purchase of commercial space and property. Marketing and advertising of properties. Perform investment and cash flow analysis. Track the market and available space/properties. Have served hundreds of clients and companies.
- **Asset & Property Management:** Responsible for the management of all aspects of multiple commercial buildings and a 410 unit apartment community. Included rents in excess of \$3.7 million with a budget of \$2 million, supervision of 13 employees, marketing, rent collection, management reports, capital improvements, maintenance and security. Develop and implement management plans. Create, monitor and analyze budgets. Financial analysis and refinancing.

Asset & Property Management continued:

Portfolios have included retail & mix use, multi tenant office/warehouse, light industrial, governmental, professional & medical office properties.

- **General Contractor:** Specialize in commercial remodels, additions and tenant improvements ranging from industrial to medical/dental and turn key governmental offices. Supervising all phases of construction and business management including design , estimating, employee supervision, scheduling, cost control, organize sub-contractors, job layout and perform "hands on work".

Education

BS Business Administration, Real Estate Finance. University of Oregon; Eugene, OR

CCIM Designation: The CCIM designation is earned upon completion of a graduate-level curriculum and attainment of a level of qualifying experience. CCIM's are recognized experts in commercial real estate brokerage, leasing, asset management, valuation and investment analysis. Approximately 6,000 professionals currently hold the CCIM designation with another 5,000 practitioners pursuing it, forming a business network encompassing a 1,000 markets throughout the world.

Licenses:

Nevada Real Estate Broker	#B.0036640	
Property Manager Permit	#PM.0136640	
Nevada Contractors License	#37312	B2 \$250,000 limit
California Real Estate Broker	#1126222	

Leadership and Service:

2004	Awarded Big Brother of the Year
2001 - 2003	Advisory Board Member, Big Brothers Big Sisters of Reno
2000 - 2002	Local CCIM Chapter Officer, President for 2002
1999	Leadership Reno- Sparks Program
1997 - Present	Court Appointed Special Advocate for kids in the court system
1994 - Present	Mentoring "at risk" youth

Professional Affiliations:

Member:	Commercial Investment Real Estate Institute
Member:	Western Industrial Nevada
Member:	Reno-Sparks Chamber of Commerce