

DAVID J. CHASNOW

Director of Acquisitions and Asset Management

Mr. Chasnow has over 10 years' experience in real estate, including acquisition analysis, asset management, due diligence and credit analysis. Mr. Chasnow is responsible for investment analysis and monitoring for both target acquisitions and portfolio properties at Connexion Asset Group. He creates and maintains cash flow and valuation models for the firm's assets and prepares comprehensive reporting packages for investment decisions, as well as apprise equity partners and lenders.

A sample of Mr. Chasnow's responsibilities with CAG follows below:

- Acquisition analysis and execution. Financial evaluation, due diligence coordination and process management. Point of contact for broker, lender and legal during the acquisition process.
- Construct and model capital structures and equity waterfalls for investor reporting.
- Formulate and establish investment analysis processes, enabling focused investor presentations for capital development, as well as systematic internal reporting and evaluation of acquisition opportunities.
- Evaluate and analyze potential acquisitions of office, industrial, and multifamily properties as well as bank loan portfolios. Conduct financial and market analysis of acquisition candidates, and coordinate due diligence reporting. Prepare investment memorandums and analysis packages for presentation to potential equity and debt partners. Review loan and title documents, zoning and third-party reports. Author LOI's and provide support role in contract review and negotiations.
- Monitor return expectations, current spreads and terms of debt and equity financiers for investment and portfolio analysis.
- Extensive model development of asset and portfolio level cash flow projections, with Excel integration for customized reporting capability.
- Prepare lender financing request packages including Argus models and property underwriting, as well as reporting packages relating to lender review of existing loans.
- Property management for select properties in local portfolio.
- Market research. Synthesize latest national/regional trends and forecasts, focusing on their impact on Denver/Phoenix markets and our assets and investment targets in those markets.
- Co-authored Journal of Real Estate Portfolio Management article "Commercial Real Estate Debt Maturities: Shortfall and Implications."

Mr. Chasnow is a CFA Charterholder and holds a Master of Science in Real Estate and Construction Management from the University of Denver. He is also a LEED AP O+M and a member of the National Association of Office and Industrial Properties.