



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.



Timber Sky - Orion



Grand Canyon Cottages



Walnut Cottages



Dale Condos



310 Downtown



Ponderosa Parkway

Mikes Pike Office

Montvale Cottages

Downtown Flagstaff

Switzer Canyon Townhomes

BUTLER COMMONS

Northern Arizona University

University Square Apts

Woodlands Village Apts

Highland Village Apts



Presidio in the Pines



The Views at Butler



Tourist Home



Forest Springs



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



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



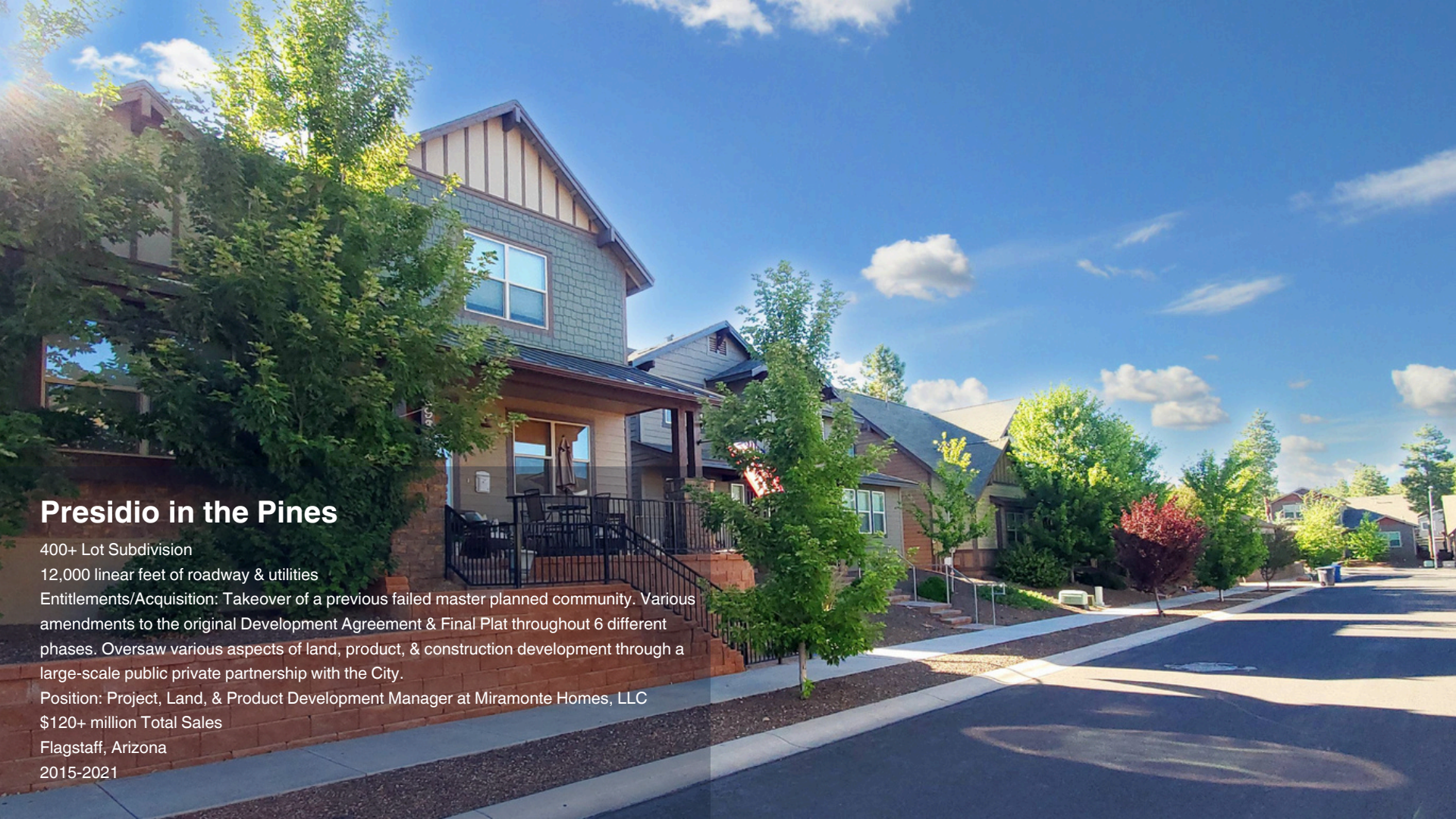
Villas at Kachina Trail - Townhomes

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



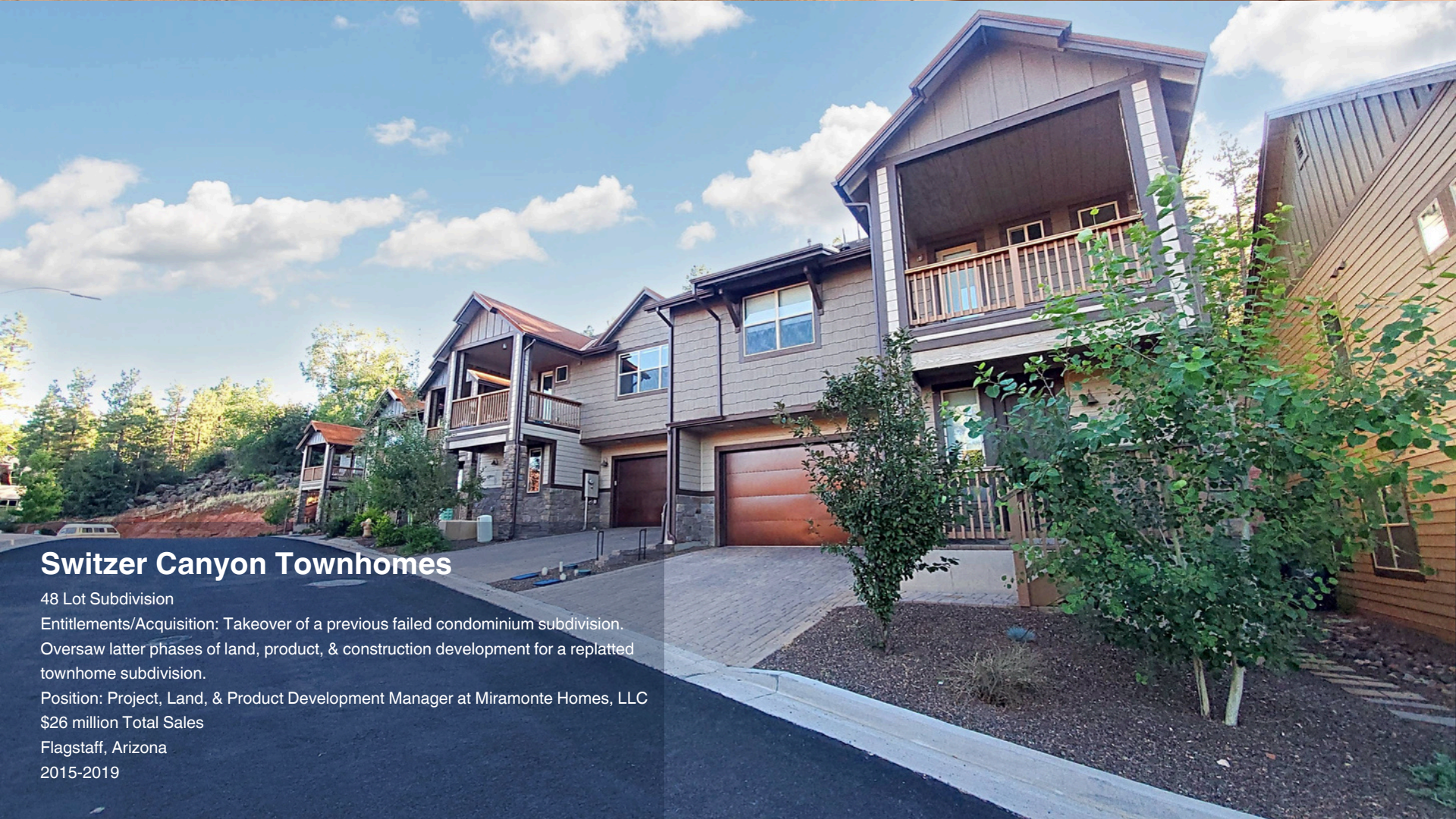
Park Place Townhomes

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
215 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



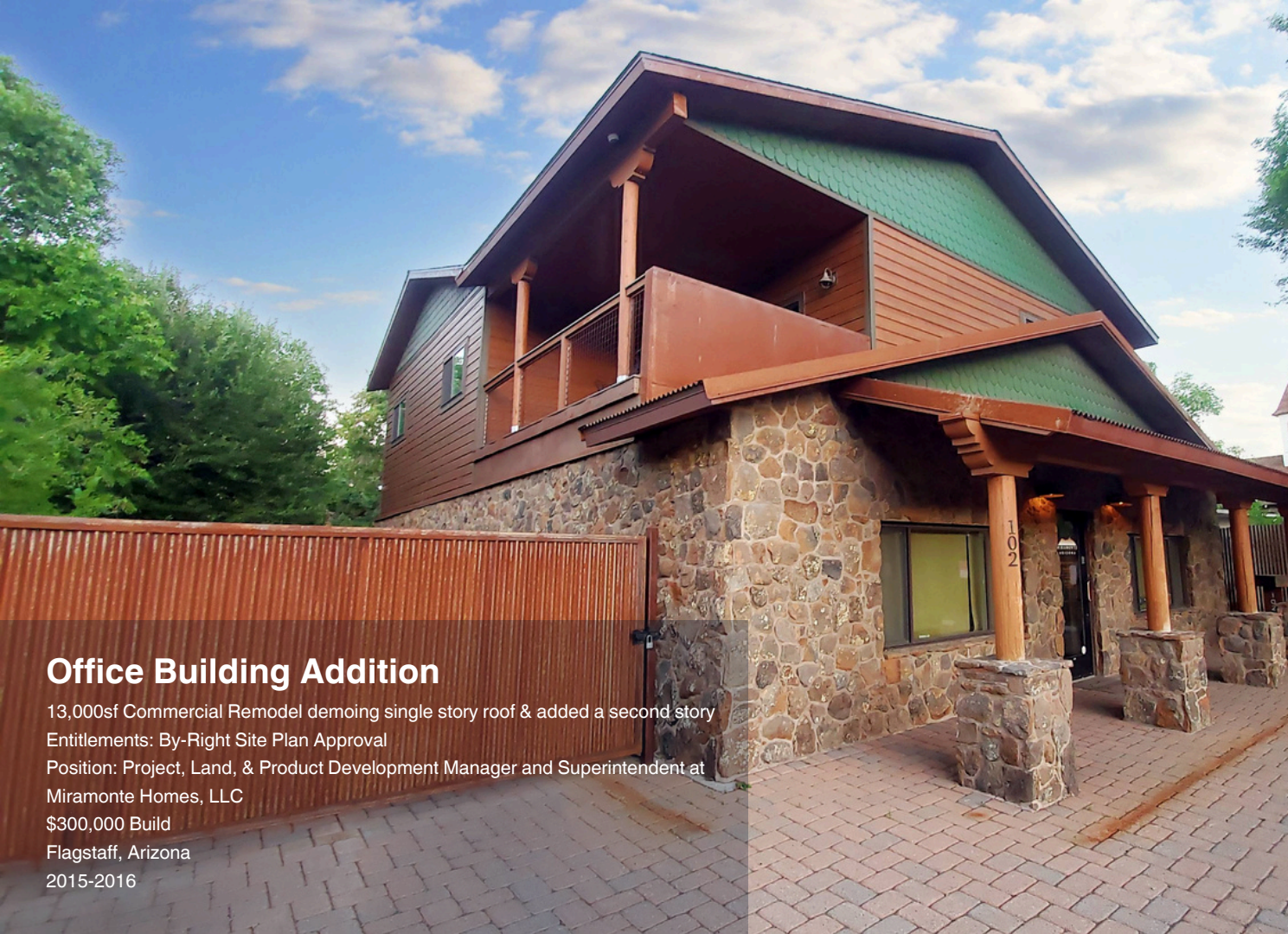
Grand Canyon Cottages

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 10 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



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



Bella Investment Group

1,835 Multi-Family Unit Portfolio in Northern Arizona
10 Properties On-Going Capital Improvement Projects
Position: Consultant to General Partners assisting in the management of budgets, scopes of work, & contractors
\$1.5+ million in Annual Capital Improvements for all 10 Properties
\$350+ million Portfolio
Flagstaff, Arizona
2009-2015



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

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