



## JIM CHANIN

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[Jim@ChaninDevelopment.com](mailto:Jim@ChaninDevelopment.com)

Over 31 years of experience in the development and home building industry, with projects ranging from large mixed density residential communities to large urban infill mixed-use redevelopments to luxury single-family homes and multi-family development projects.

### REAL ESTATE DEVELOPER GENERAL CONTRACTOR

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## Summary of Qualifications

Accomplished CEO and President of Chanin Development, Inc. with a long career as the driving force behind successful projects, and a reputation for providing quality work with long-term value and maximized investor returns. Proven leader with qualifications in asset identification and project management, capital formation, financing and allocation, master planning, risk assessment and management, and site improvement.

- Project and Asset Identification
- Project Analysis and Due Diligence
- Pro Forma Projections
- Capital Formation and Structured Financing
- Strategic Planning and Land Acquisition
- Equity, Debt and Mezzanine Financing
- Bond and Tax Increment Financing
- Familiarity with Municipalities' Regulations
- Annexation and Entitlements
- Horizontal Infrastructure
- General Contracting
- Investment Alternatives
- Oversee Marketing and Sales
- Investor and Lender Relations
- Project Management and Delegation
- Full P&L Responsibility
- Capital Reporting

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## Professional Experience

**Chanin Development, Inc.**  
President and CEO

1993 – Present

**Centex Homes**  
Denver, CO

1989 – 1992

- Project Manager
- Superintendent
- Assistant Superintendent
- Warranty Man
- Punch-out Man
- House Sweeper

# JIM CHANIN

## Professional Experience (cont'd)

**Framing Carpenter**  
Boulder, CO

1987 -1988

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### Selected Project

### Market Value

#### Land Development – Sample Project List

- |  |              |
|--|--------------|
| ➤ Landmark Lofts, Boulder, CO  | \$49,600,000 |
| ○ 124 Units, Condominiums with Mixed-Use Retail, and 137 below grade parking spaces    |              |
| ➤ 970 28 <sup>th</sup> St, Boulder, CO   | \$57,000,000 |
| ○ 138 Residential Apartments with Mixed-Use Retail, and 174 below grade parking spaces |              |

#### Land Development and General Contracting – Sample Project List

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|--|--------------|
| ➤ Maxwell Place, Longmont, CO                            | \$20,700,000 |
| ○ 46 units, Duplexes                                     |              |
| ➤ WestField, Longmont, CO                                | \$54,450,000 |
| ○ 121 units, Single Family Homes                         |              |
| ➤ Kalmia Grove, Boulder, CO                              | \$3,800,000  |
| ○ 4 units, Single Family Homes                           |              |
| ➤ Poplar Pointe, Boulder, CO                             | \$3,200,000  |
| ○ 2 units, Single Family Homes                           |              |
| ➤ Stratford Landing, Westminster, CO                     | \$15,300,000 |
| ○ 36 units, Single Family Development                    |              |
| ➤ Stratford Landing, Westminster, CO                     | \$15,300,000 |
| ○ 36 units, Single Family Homes                          |              |
| ➤ The Reserve at Renaissance, Longmont, CO               | \$44,100,000 |
| ○ 84 units, Single Family Homes                          |              |
| ➤ 1676 Sunset Boulevard, Boulder, CO                     | \$4,000,000  |
| ○ Single Family Home                                     |              |
| ➤ The Georgetown Town Homes, Denver, CO                  | \$8,550,000  |
| ○ 18 units, Town Homes                                   |              |
| ➤ Town homes at The Reserve at Renaissance, Longmont, CO | \$8,250,000  |
| ○ 30 units, Town Homes                                   |              |

# **JIM CHANIN**

## **Education**

- Rollins College, BA, 1987, Major - Political Science and International Relations, Minor – Australian Studies

## **Professional Organizations**

- Urban Land Institute
- National Association of Home Builders
- Colorado Association of Home Builders
- Denver Home Builders Association
- University of Colorado Real Estate Center
- Boulder Economic Development Council

## **Value-Added Activities**

Trustee on the Rollins College Board of Trustees, past president of the Rollins College Board of Directors and a director on the boards of Habitat for Humanity and the Boulder Economic Development Council, and a former member of the Board of Directors of the Home Builders Association.

- Boulder Junior Soccer
- The Golden Buffalo Scholarship Fund
- The Global Education Fund
- Boulder Valley YMCA
- Habitat For Humanity
- The Rollins College Scholarship Fund
- The Grant W. Koch Scholarship Fund