

Arthur R. van der Vant

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A creative thinker possessing the vision and the ability to work and thrive in a fast-paced environment. Able to manage multiple competing, complex projects and to stay on track. A self-disciplined hard worker possessing proven ability to meet and surpass goals on a short-term and a long-term basis. Arthur brings sophistication and wealth of experience in commercial real estate, leasing, management, law, finance, title insurance, and construction.

EMPLOYMENT

RECEIVER/SPECIAL COMMISSIONER (*Illinois/Florida; January 2010 – present*).

Responsible for management of a portfolio of commercial real estate under court's jurisdiction in State and Federal Courts. Responsible for management, leasing, and preservation of commercial real properties in foreclosure proceedings:

- Concurrently managed multiple complex industrial, warehouse, office, retail, apartment buildings, and special purpose sites. Developed, conducted, and managed relationships with real estate industry professionals. Interacted with judges, bankruptcy trustees, lenders, attorneys, realtors, vendors, in highly sensitive realty projects to maximize the value of managed assets.
- Developed turnaround strategies and new tenant acquisition programs under unusual and extraordinary circumstances of judicial foreclosure proceedings. As an expert in commercial real estate and leasehold interests in real property, performed regular court appearances and filled receiver's reports with the courts. Appeared in cases before judges in the State Courts, the Court of Appeals, the Bankruptcy Court, and the US District Court.
- Supervised other leasing personnel, negotiated new leases, re-negotiated existing leases, and executed lease agreements subject to courts' approval. Communicated with stakeholders in their performance of all phases and steps of lease acquisition, lease administration, and project management from commencement to project closeout.
- Managed conflicts between plaintiffs and defendants relevant to managed real estate and ensured compliance with court orders. Performed market surveys, rent analyses, and conducted site visits to assess properties' condition, to gain a deeper understanding of the market, and to identify capital and redevelopment opportunities.
- Provided analytical and technical counseling to the parties and the courts throughout the duration of projects. Filed evictions and debt collection lawsuits to collect on judgments obtained on behalf of the receivership estate to enforce compliance with contracts, applicable laws, and regulatory requirements.
- Maintained complex knowledge of the market and industry trends to deliver cost effective solutions. Managed financial risk, supervised operating and capital budgeting, accounting functions, audit, and fraud assessment.
- Drafted solicitations for offers, performed cost and price analyses, negotiated vendor agreements, and maintained case files, including but not limited to leases agreements and related documents, vendor contracts, and all other required documentation relevant to real estate transactions in compliance with court orders in receivership cases.

SOL PROPERTY MANAGEMENT, LLC (*Chicago, Illinois; May 2010 – November 2013*)

As the Managing Partner/Asset Manager, Arthur managed multiple assets in different categories, approximately 1.5 Million Square Feet. Collaborated with staff and guided optimal leasing strategies with internal and third-party leasing brokers. Managed day-to-day operations, maintenance, and leasing. Conducted site visits to properties to examine conditions, to meet with tenants, and to gain a deeper understanding of the portfolio. Responsible for TI and BI project management, tracking tenant allowance and overages billing. Performed annual budgeting process and quarterly reforecasting for all facilities. Negotiated lease agreements, reviewed financial statements including balance sheets, income statements, statements of cash flows, and variance reports per property and consolidated variance explanations review. Executed leases, conducted lease abstracts preparation and review to ensure that all property and tenant information has been up to date and correct through lease interpretation and cross-referenced against other property information. Ensured reports, documents and financial information was forwarded to appropriate parties and maintained applicable documentation for internal control purposes. Reviewed monthly, quarterly, and annual recoverable charges reconciliation. Reviewed monthly CAM accruals, budgeted CAM estimate, and annual CAM settlements. Analyzed building improvements and tenant improvement contracts, pricing methods, bidding process and vendor selection. Procured central contracts for services i.e. evictions, utilities, landscaping, HVAC, etc.

MAJOR ENTERPRISES, INC. (*Niles, Illinois; November 1989 – April 2010*)

As the President and owner of this real estate brokerage company that ranked among the top 10 Illinois real estate brokerages, Arthur was responsible for all aspects of planning, business development, operations, and management:

- Grew Major Enterprises, Inc. from 6 to 612 associates with annual sales of approximately \$1 Billion Dollars.
- Developed an Enterprise CRM & Transaction Management Systems to manage all aspects of a real estate transaction using Internet technologies.

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- Participated in management, acquisition, and liquidation of approximately 10,000 commercial and residential assets throughout North America and Europe.
- Closed an average of 200 real estate transactions per month under his management.
- Well versed in title examination, real estate closings, and review of closing documents.
- Has extraordinarily strong knowledge of real estate law, legal documentation, leasing, and property management.
- Experienced in loan origination, mortgage processing, loan documentation, loan review, underwriting, and funding.
- Experienced in various aspects of building construction, maintenance, and development.

THREE DIMENSIONS BANC CORP. (*Lincolnwood, Illinois; July 2005 – June 2009*)

Vice President. Arthur owned 49% interest in this Illinois Mortgage Banking Company and was involved in all aspects of loan origination and underwriting. Was responsible for general finances, accounting, and financial reporting.

REALTOR'S TITLE CORPORATION (*Niles, Illinois; June 1998 – December 2004*)

Arthur owned 100% interest in Realtor's Title Corporation, a title insurance agency underwritten by the Commonwealth Land Title Insurance Company and United General Title Insurance Company. Performed title examinations, supervised all aspects of title agency's operations, and provided remote closing services to Illinois real estate attorneys.

SKYWAY BUILDING MAINTENANCE CO., INC. (*River Grove, Illinois; May 1990 – October 1991*)

Vice President. Arthur owned 49% interest in the Skyway Building Maintenance Company, Inc. a union construction company. Increased revenue by approximately 300% within 6 months by interacting with and supervising subcontractors and company crews. Completed condominium development. Acted as a general contractor.

OTHER ACCOMPLISHMENTS

- In 2010, Arthur earned the prestigious Certified Auctioneers Institute Member (CAI) designation from the National Auctioneers Association Education Institute, by successfully completing a three-year graduate-level curriculum. Also, Arthur was confirmed by the National Auctioneers Association as an Accredited Auctioneer of Real Estate (AARE).
- In 2010, Arthur was recognized as a member of the RPAC Hall of Fame of the National Association of Realtors. Arthur earned multiple real estate industry designations and certifications, such as: CCIM, CAI, AARE, PRI, CNE, CIPS, CRB, CRS, GRI, ABR, RECS, SRES, and ePRO.
- Arthur served as the President of the Illinois CCIM Chapter (2005); Vice President of the Illinois CCIM Chapter (2004); Treasurer of the Illinois CCIM Chapter (2003); A Board Member and a Director of the Illinois CCIM Chapter (2000-2008). He also served as a Director and a Board Member of the Chicago Association of Realtors (2002-2004).
- In 2000, Arthur was accredited as a Certified Commercial & Investment Member (CCIM) of the Commercial Investment Real Estate Institute. The CCIM designation is earned upon completion of a graduate-level curriculum and attainment of a high level of qualifying experience. CCIMs are recognized experts in commercial and investment real estate throughout the world.
- Since March 2012, Arthur has been an associate member of the Chicago Bar Association (CBA). He is also an associate member of the Broward County Bar Association, FL. Licensed Illinois Real Estate Managing Broker, License No. 471.009996, and Licensed Florida Real Estate Broker, License No. BK3459555.

EDUCATION

Indiana University (*Bloomington, Indiana; March 2007 – March 2010*)

Completed a three-year graduate-level curriculum on asset liquidation offered at Indiana University with a cooperation with the National Auctioneers Association Education Institute and became Certified Auctioneers Institute Member.

Lewis University, National College of Education (*Chicago, Illinois; 1986-1987*) Studied English, business management, and accounting.

Science Institute of Aviation (*Poland; September 1982 – June 1985*) Completed a three-year aviation engineering studies before permanently emigrating to the United States of America.