

Arthur R. van der Vant Illinois Receiver

<https://illinoisreceiver.com>
5401 W. Lawrence Ave. #300813, Chicago, IL 60630
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A creative thinker possessing the vision and 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, finance, title insurance, and construction. Mr. van der Vant holds as Illinois Real Estate Managing Broker's License, Illinois Community Association Manager's License, and has been an Associate Member of the Chicago Bar Association (CBA) since March 2012.

ACCOMPLISHMENTS

- 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.
- 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), and Director/Board Member of the Chicago Association of Realtors (2002-2004).
- 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.
- 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. Arthur was also confirmed by the National Auctioneers Association as an Accredited Auctioneer of Real Estate (AARE).
- In 2010, Arthur was admitted into the RPAC Hall of Fame of the National Association of Realtors (NAR).

ILLINOIS RECEIVER (<https://illinoisreceiver.com>). (Chicago, Illinois, January 2010 to Present). Receiver.

Arthur has been managing commercial real estate in foreclosure proceedings in state and federal courts:

- Concurrently managed multiple asset types: industrial, warehouse, office, retail, apartment buildings, and special purpose sites. Developed and managed relationships with real estate industry professionals. Interacted with bankruptcy trustees, lenders, attorneys, realtors, vendors, to secure and to maximize the value of managed assets.
- Developed turnaround strategies and new tenant acquisition plans under unusual and extraordinary circumstances of judicial foreclosure proceedings.
- Appeared in cases before judges in Illinois and Michigan state courts, Michigan Court of Appeals, the Bankruptcy Court, and the United States District Court for the Northern District of Illinois.
- Communicated with stakeholders, performed new tenant acquisition, lease administration, and project management from commencement to project closeout. Supervised leasing personnel, negotiated new leases, re-negotiated existing leases, and executed lease agreements subject to courts' approval.
- Managed conflicts 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. Filed evictions and debt collection lawsuits to collect on judgments obtained on behalf of the receivership estate.
- Drafted solicitations for offers, performed cost and price analyses, and negotiated vendor agreements. Executed leases agreements, vendor contracts, and all other required documentation relevant to real estate transactions in compliance with court orders in receivership cases.
- Arthur maintains knowledge of market and industry trends, and provides cost effective receivership solution.

THREE PENTACLES, PLLC (<https://3pentacles.com>). (Chicago, Illinois, 2021 to Present). Senior Property Manager. Since 1988, Arthur has been managing real properties in multiple asset categories.

- Collaborated with staff and guided optimal leasing strategies with internal and third-party leasing brokers.

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- 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.
- 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 were 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). President.

As president and owner of this top 10 Illinois real estate brokerage firm, Arthur was responsible for all aspects of planning, business development, operations and management:

- Grew Major Enterprises 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.
- 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.
- Arthur is well versed in title examination, underwriting, and review of closing documents.
- Has extraordinarily knowledge of leasing and property management.
- Experienced in loan origination, mortgage processing, documentation, 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.

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

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

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. Acted as a general contractor.

EDUCATION

- Indiana University (Bloomington, Indiana). Completed a three-year graduate-level curriculum on asset liquidation offered at Indiana University with cooperation of the National Auctioneers Association Education Institute, and became Certified Auctioneers Institute Member.
- Lewis University, National College of Education (Chicago, Illinois) Studied English, business management, and accounting.
- Science Institute of Aviation (Poland) Completed aviation engineering studies before permanently emigrating to the United States of America.