

Roland D. Freeman
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1991-Present: President, Capital Consultants Realty Services

The firm offers development and management consultation services for multifamily properties. Property management consulting, asset management, development supervision, market and feasibility studies, litigation support and acquisition due diligence are typical assignments.

Clients: Seneca Investments, E-Systems Pool Trust, Olympus Real Estate, Southwest Sports (Hicks, Muse), Merit Texas Properties, Rent Roll, Inc., as well as several developers and property management firms on an “as needed” basis.

1989-90: Executive Vice President, Hall Financial Group, Inc.

The firm managed 68,000 units and nearly four million square feet of commercial space in 22 states. Departments directed included acquisitions, dispositions, real estate finance, development and real estate research. Also served as Chairman of the Management Division which handled all property and asset management functions.

1976-89: President, Amrecorp Realty, Inc.
President, Amrecorp Securities, Inc.

Amrecorp Realty, Inc. was General Partner and managing agent for 14,000 apartments and two million square feet of commercial space. These properties were owned by the 72 private placements and three public funds organized by Amrecorp. Subsidiaries operated radio stations, a printing plant and a hotel.

1972-76: President, Capital Consultants Management Corporation
President, Freeman Properties Corporation

Agency management of 3,000 units in Dallas/Fort Worth for a variety of clients including individuals, partnerships, banks and REITS.

1964-72: Various positions from Controller to Senior Vice President with a regional apartment development firm holding 8,000 units, five motels and numerous subsidiaries.

Professional Synopsis

Roland D. Freeman is a real estate finance and property management expert with long experience in group investment, acquisitions, marketing and development. Total lifetime transactions have passed the four billion dollar level. Besides being involved in some manner with over 175,000 apartments, Freeman has handled development, management, and/or finance on several million square feet of retail, industrial, and office space as well as six hotels. Subdivision and site development has covered nearly 1,000 acres.

During the last 50 years, Freeman estimates he's been to 2,000 closings and signed nearly one billion dollars worth of real estate mortgages. With over 100 public and private real estate syndications added to his experience, Roland now devotes most of his personal time to consulting, research and litigation support.

Other business experiences as an executive or investor include radio stations, insurance agencies, water softener dealerships, printing companies, seven de novo banks, finance companies, roller skating and bowling centers, restaurants and, of course, a few oil deals.

Education

- Bachelor of Science Degree from Carroll College, Waukesha, Wisconsin majoring in Economics and Business Administration
- Substantial work on MBA at Marquette University, Milwaukee, Wisconsin (29 of 32 required hours)
- Numerous real estate courses given as professional education or short courses for designations and license requirements

Personal

Roland and Dorothy have been married 46 years and have three adult children and seven grandchildren. The Freemans enjoy travel and Roland has a number of hobbies including computers, photography and history. **Note to potential engaging counsel:** son Barton J. Freeman is a partner with Thompson, Coe, Cousins and Irons in Dallas.

MEMBERSHIPS

American Real Estate Society
Apartment Association of Greater Dallas
Apartment Association of Tarrant County
Counselors of Real Estate
DFW Real Estate Research Forum
Forensic Expert Witness Association
Institute of Real Estate Management

National Apartment Association
National Association of Realtors
Real Estate Financial Executives Assoc
Royal Institute of Chartered Surveyors
Urban Land Institute
World Affairs Council

Consultation

REPRESENTATIVE CLIENTS

FHA (Federal Housing Administration)	
FADA (Federal Asset Disposition Association)	
FSLIC (Federal Savings & Loan Insurance Corporation)	
Freddie Mac (Federal Home Loan Mortgage Corporation)	
Municipalities	Appraisal Districts
Private Lenders	Property Tax Consultants
Attorneys	Appraisers
Accountants	Property Owners
Developers	Apartment Brokers
Insurance Companies	Banks
Pension Funds	Property Management Firms
Special Servicers	

TYPES OF ASSIGNMENTS

Diagnostic Investigations	Zoning & Land Use
Property Management Selection	Development
Asset Management	Property Audit
Condition & Predictive Reports	Fraud Investigation
Market Research	Contract Negotiation
Counseling on Business Decisions and Plans	
Expert Testimony (State and Federal Courts, including Bankruptcy Courts and Federal Tax Court.)	

SUBJECTS

Asset Management Decisions	Property Security Issues
Acquisition Due Diligence	Real Estate Finance
Property Management	Federal Income Tax Issues
Development Feasibility	Property Tax Assessment
Re-development Feasibility	Insurance Evaluation
Property Valuation	Syndication
Investment Evaluation	Group Investment Valuation
Workout Strategies	Workout Negotiations
Bankruptcy Plan Feasibility	Liquidation Plans
Rental Markets	Tenants-In-Common Issues

Industry and Civic Positions

CURRENT

Member, Counselors of Real Estate, North Texas
Member, Institute of Real Estate Management
Member, Royal Institute of Chartered Surveyors
Director, Center for Housing Resources
Director, Real Estate Financial Executives
Arbitrator, FINRA (formerly NASD) Public Member

Past Positions

INDUSTRY

President, National Apartment Association
President, National Real Estate Investment Association
President, Real Estate Financial Executives Association
President, Institute of Real Estate Management-Dallas/Fort Worth (IREM's 2nd Largest Chapter)
President, Apartment Association of Greater Dallas
President, Apartment Association of Tarrant County
President, Real Estate Securities and Syndication Institute-North Texas
Regional Vice President for Texas and Oklahoma (I.R.E.M.)
Chairman, National Apartment Management Accreditation Board
Chairman, Apartment Council of Metropolitan Builders Association
Chairman, Real Estate and Building Industry Council of Dallas
Chairman, North Texas Chapter, Counselors of Real Estate
Governing Councilor, Real Estate Securities and Syndication Institute
Governing Councilor, Institute of Real Estate Management
Member, Dallas Multifamily Builders Association
Member, Legislative Policy Review Committee (I.R.E.M.)
Member, Education Policy Committee (I.R.E.M.)
Member, Board of Directors of Counselors of Real Estate
Member, Federal Housing Policy Committee of National Association of Realtors
Chairman, By-Laws & Regulations Committee (I.R.E.M.)
Chairman, Risk Committee (I.R.E.M.)
Chairman, Journal of Property Management Committee (I.R.E.M.)
Chairman, By-Laws Committee (Counselors)
Vice Chairman, International Affairs Committee, (I.R.E.M.)

CIVIC AND CHARITABLE

Chairman, Center for Housing Resources, Inc.
Chairman, Financial Management Subcommittee, Dallas Housing Authority Task Force
Chairman, Rehabilitation Subcommittee, Mayor's Task Force on Housing
Chairman, Southeast Dallas Subcommittee, Mayor's Task Force on Southern Dallas
Chairman, Apartment Improvement Program, City of Dallas
Vice President and Treasurer, Dallas Housing Finance Corporation, City of Dallas
Secretary, Waukesha Police and Fire Commission
Member, Advisory Committee for Economic Development, City of Dallas
Treasurer, Halfway House of Waukesha

Treasurer, Advisory Board, Tau Kappa Epsilon
Chairman, Board of Trustees, Churchill Way Presbyterian Church
Chairman, Board of Trustees, First Presbyterian Church, Waukesha, Wisconsin
Elder, Bentwood Trail Presbyterian Church, Dallas
Member, Alumni Board, Carroll College, Waukesha, Wisconsin
Chairman, Waukesha City Republican Party
Chairman, Waukesha County March of Dimes
Division Chairman, Annual Membership Drive, Waukesha YMCA

Designations and Awards

DESIGNATIONS

CRE Counselor of Real Estate (American Society of Real Estate Counselors)
FRICS Fellow, Royal Institute of Chartered Surveyors
CPM Certified Property Manager (Institute of Real Estate Management)
SRS Specialist, Real Estate Securities (Real Estate Securities and Syndication Institute)
SRI Specialist, Real Estate Investments (Real Estate Investment Association)
CCIM (Candidate) Certified Commercial Investment Member (Nat Assoc of Realtors)
RAM Registered Apartment Manager (National Association of Homebuilders)
CAM Certified Apartment Manager (National Apartment Association)
CAPS Certified Apartment Property Supervisor (National Apartment Association)

AWARDS

Apartment Hall of Fame (National Apartment Association) 1988
National MultiHousing Leadership Award (Apartment Construction News) 1979
Outstanding Member (Dallas Apartment Association) 1975 and 1982
Alex Bul CPM of the Year (Institute of Real Estate Management) 1985
Life Member of the Apartment Association of Greater Dallas
Award for Lifetime Contribution to the Multifamily Industry (DFW Apartment Brokers)

Publications

BOOKS

The Encyclopedia of Apartment Management, National Apartment Association, 1976.
"Apartment Investing in Texas" in the Texas Real Estate Guide, Texas A & M University, 1990.

MAGAZINES

"How Workouts Affect the General Contractor," The Constructor, September, 1992.
"How to Lend to a Syndicator," Journal of the American Banker, September, 1984.
"How Real Estate Tax Shelter Works for the Small Investor," Money Magazine, February, 1984.
"The Coming Slowdown in Real Estate," Texas Realtor, November, 1987.
"Dallas-Fort Worth Markets," Real Estate Outlook, 1990.
Dallas Apartment Operating Expenses, Annual Compilation and Report 1977-2000.
Tarrant County Apartment Operating Expenses, Annual Compilation and Report 1990-2000.
Numerous articles and columns in Apartment News, Apartment Construction News, Apartment Report, Dimensions, Journal of Property Management, Professional Builder, Units.

Teaching and Speaking

Mr. Freeman has taught classes or been a seminar panelist at more than a dozen institutions including the Wharton School of Finance, Southern Methodist University Graduate School of Business and the Kellogg School of Business at Northwestern University. He has been a lecturer with four private schools, testified before Congress and two state legislatures and has been a speaker at numerous national conventions of such groups as the American Bankers, Institute of Real Estate Management, National Association of Homebuilders, National Council of Savings Institutions and the National Apartment Association. He has given over 500 speeches and seminars to state and local groups ranging from mortgage bankers and apartment associations to Rotary and Lions Clubs. A popular speaker, Freeman uses humor to keep us from taking ourselves too seriously.

Acquisition and Development Experience

Mr. Freeman has been a team member in the development of 5000 apartments in 44 different properties, several hundred thousand square feet of office and retail space and seven subdivisions. His acquisition experience covers more than 65,000 apartments in 297 properties, several million square feet of commercial properties, 2,000 acres of land and spans 26 states.

Research

Roland is probably best known for his research on apartment economic performance including a series of annual operating expense studies over twenty-five years in major Texas markets. He also maintains databases of buildings, rents and management firms for use in his counseling practice and to assist other professionals in completing assignments. His operating expense studies were used extensively by appraisers, lenders, tax consultants, property managers and owners.

Asset Management and Consulting Assignments

Freeman has acted as asset manager for four entities (venture capital fund, pension funds and individual owners) with assets encompassing 8,000 apartments. Acting as a management consultant, Ro advised four management companies on general issues ranging from organizational structure to compensation policies and construction inspections.

Apartment Development

In recent years, as an outgrowth of development counseling and construction inspection, Freeman was engaged to develop two apartment communities in Tulsa and Austin on a fee basis. From 1964 to 1985 he was actively engaged in development as a principal as mentioned above.

Updated 7/10