

JILL BRIDGEWATER

DIRECTOR OF OPERATIONS

SUMMARY

Prior to joining American Apartment Management Company, Jill Bridgewater, CPA served as asset manager for multiple concurrent affordable housing projects throughout the U.S.

PROFESSIONAL BACKGROUND

ACCREDITATIONS

- Certified Public Accountant

EDUCATION

NORTHERN ILLINOIS UNIVERSITY

- Bachelor of Science - Accounting

RELATED EXPERIENCE

AMERICAN APARTMENT MANAGEMENT COMPANY, INC. (AAMCI)

DIRECTOR OF OPERATIONS • 2014 - PRESENT

Responsible for day-to-day operations of a diverse portfolio of Section 8, Tax Credit, Conventional and Cooperative multifamily housing. Supervised Regional and Senior Community Managers.

PNC FINANCIAL SERVICES GROUP

VICE PRESIDENT AND OFFICER FOR PNC BANK, NA AND VICE PRESIDENT, ASSET MANAGEMENT • 2008 - 2014

- Responsible for asset management of problem properties.
- Develop and implement property business plans to improve property operations including marketing plans, reduction in various project expenses, capital improvement projects and community service programs. Negotiate removal of General Partners, management agent transfers, debt modifications, refinancing's, dispositions and partnership documents on behalf of the limited partner and as General Partner.
- Lead Asset Management team effort to meet year end reporting deadlines including revision of audit collection and review procedures and coordinate efforts with Finance and Fund Management.
- Lead Asset Management team cash collection efforts beginning in 2012. Increased cash collections by \$3 million (77%) in 2012 and \$2 million (29%) in 2013.
- Prepare and present on various training topics at annual Asset Management team training including cash collections, enhancing property cash flow, audit and tax return review and operational analysis.

SOLE PROPRIETOR/CONSULTANT

SOLE PROPRIETOR/CONSULTANT • 2002 - 2008

- Sole proprietor of asset management consulting firm with staff of three. Provided various asset management services to General Partner/Developers, Syndicators and Investors.
- Provided consulting for three major clients on a long-term basis.
- Prepared analysis for the acquisition of properties and limited partner interests.
- Provided asset management for watch list properties.
- Based upon client specifications, developed complex workout analysis and provided training. Also developed operating procedures, analysis and reports for asset and portfolio management.

PARAMOUNT FINANCIAL GROUP, INC., A SUBSIDIARY OF NEWMAN FINANCIAL SERVICES, INC. AND GMACCM

DIRECTOR OF ASSET MANAGEMENT • 2001 – 2002

- Led asset management staff of 34 professionals to oversee the asset management function for \$2.3 billion multi-family real estate investment portfolio.
- Developed annual business plan and budget.
- Enhanced level of real estate focus through implementation of new procedures and analysis.
- Coordinated team effort to develop new team structure.
- Cultivated relationships with internal Property Management Company, Acquisitions, Development, Finance and Accounting.
- Coached asset management team leader efforts to resolve workload, staffing and personnel issues.
- Assisted in the development of the Asset Management database.
- Instrumental in the formation of three other departments within the company.
- \$2 million increase in cash collections due to enhanced real estate focus and cash distribution analysis.

LEND LEASE REAL ESTATE INVESTMENTS, INC. (FORMERLY THE BOSTON FINANCIAL GROUP)

PRINCIPAL, SENIOR OPERATIONS OFFICE • 2000 – 2001

- Led the development of asset management operations for \$8 billion multi-family real estate investment portfolio. Managed Operations Group with staff of 21.
- Defined accountabilities and oversaw hiring and training of staff for Operations Support Team, Analyst Team and Compliance Team.
- Combined real estate asset management knowledge and operational skills to create efficiencies and enhance real estate focus through continuous process refinement.
- Assisted in the development of a new information system and reporting tools for asset management.
- Revised cash collections process which resulted in a 30% increase of actual cash collections over budgeted cash collections.

**LEND LEASE REAL ESTATE INVESTMENTS, INC. (FORMERLY THE BOSTON FINANCIAL GROUP)
(CONTINUED)**

PRINCIPAL, TEAM LEADER, ASSET MANAGEMENT • 1999 – 2000

VICE PRESIDENT, TEAM LEADER, ASSET MANAGEMENT • 1996 – 1999

ASSISTANT VICE PRESIDENT, TEAM LEADER, ASSET MANAGEMENT • 1995 – 1996

- Led asset management team of 6 asset managers with a combined multi-family real estate investment portfolio of \$3 billion.
- Member of Asset Management Leadership Team responsible for day to day operations of asset management, portfolio allocation, team structure, staffing and annual business plan.
- Improved investment performance through implementation of operational strategies and analysis.
- Created and pursued construction, lease-up, refinancing and disposition strategies.
- Led property workout efforts including removal of general partners and management agents, debt restructuring and major rehabilitation projects.
- Directed and refined annual and quarterly reporting processes and other asset management processes.
- Led Training Task Group which developed the Asset Management Training Program.

A. G. EDWARDS & SONS, INC.

ASSISTANT VICE PRESIDENT AND OFFICE OF GULL-AGE PROPERTIES, INC. • 1994 – 1995

DIRECTOR OF ASSET MANAGEMENT • 1993 – 1995

ASSET MANAGER • 1988 – 1993

- Developed and directed the asset management function for \$200 million multi-family real estate investment portfolio.
- Hired and trained asset management, accounting and administrative personnel.

- Developed and implemented long-term strategies for the portfolio including property management, risk management, major capital improvement projects, debt restructuring and dispositions.
- Selected and directed actions of various external professionals including yearend auditors, legal counsel, appraisers, ad valorem tax consultants and other consultants.
- Improved property financial operations through the communication of management strategies to the local general partners and property management agents which resulted in a 71% aggregate increase in total investor distributions and asset management fees over a six year period.
- Detected general partner fraud relating to 19 properties and recovered approximately \$475,000 of misappropriated funds.
- Negotiated and directed the removal of 10 general partners relating to 28 properties.

AAAMC