

Sheldon S. Oppermann

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Related Professional Experience

Compass Properties LLC, Milwaukee (Aug 2004 to Present),

Vice President (Aug 2007 – present), Regional Manager (June 05 – July 2007)

- Property Management and Development Division of the Noel Group
- Portfolio wide operations management including facilities, accounting compliance, and tenant relations
- Development opportunity creation, analysis and pursuit
- Acquisition of public assistance, TIF district creation and negotiation for development projects
- All Tenant Build Out design, bidding, negotiation, contracting, construction management and occupancy
- Commercial Property Management – 15 buildings / 1,000,000 sq ft
- Management of a diverse full time staff of property management personnel who handle daily functions
- All capital improvement and facilities management decisions, analysis, compliance and construction management
- Recruitment, team leadership, and performance evaluation of all staff
- Building Owner and Managers Association - Office Building of the Year award 05-06 & 06-07 & 07-08
- All lease negotiation and decision analysis for each investment in capital or tenant improvement
- Companywide asset purchase and sale decisions in conjunction with CFO

Special Projects (August 2006 – June 2008)

- The Palladian (Wausau)
 - Plan revision and complete construction and contract compliance management
 - Complete third party development of a 6 story mixed use development including permitting
 - All contract negotiation and design development - \$13 million budget
 - All financing negotiation and project accounting, including bank draw requests
 - Construction on schedule and on budget, completed June 2008

Manager (Aug 2004 – June 2005)

- Commercial Property Management 3 buildings / 462,000 square feet
- Leadership of transition to internal self management from a terminated Third Party contractor
- Redevelopment planning for a struggling downtown Milwaukee office building

Tyndale Group LLC, Milwaukee (March 2007 to Present),

Managing Partner / President (founded June 2007 - Present)

- Private Client real estate development services including
 - Site selection services
 - Proforma creation and performance analysis
 - Contract bidding and negotiation
 - Construction management and owner's representative services
 - Leasing assistance and negotiation
 - Contract negotiation and conflict resolution

Projects (March 2007 – present)

- El Paseo Plaza – Palm Springs, CA – project ongoing
 - Complete Historical Renovation
 - Redevelopment plan and execution
 - All contract negotiation and construction management over \$1,000,000
 - All project accounting, including bank draw requests
 - Construction on schedule and on budget, completion target August 2008
- University Club Tower – Milwaukee, WI - project stalled
 - Bidding Negotiation and Project Management
 - Contract Dispute resolution
- Alvarado Park – Arlington, CA – project ongoing
 - Future Subdivision of vacant lot.
 - Project Proforma and Analysis

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Related Professional Experience – continued

Renner Architects, Milwaukee (1999 to July 2004),

Controller

- Company goal setting, planning and execution in order to achieve financial and quality control objectives
- Compilation, reporting, and analysis of all Financial Statements for company objectives
- Recruitment, team leadership, and performance evaluation of administrative support and professional staff
- Real estate management of 80,000 square feet commercial office space – Milwaukee and Grafton
- Accounting and record keeping for multiple business entities including real estate services, parking and hydro electric power generation

Special Project – company owned - The Waterfront Condominiums 60 Units – Treasurer, Project Manager

- Proforma and business plan operating budget – creation and regular evaluation
- Construction Management - \$14 million budget. Product delivery from customized build out to occupancy
- Drawing and specification review and management of modifications
- Importing of construction materials from Eastern European vendors
- Creation, implementation and management of all accounting / reporting / control systems
- All reporting, submissions, and reconciliation for contracting, purchasing, sales and bank draw purposes.

Special Project – company owned - East Troy Point Shell – Treasurer, Project Manager

- Proforma, business plan, operating budget for a \$3 million dollar annual revenue, high profile travel center and fueling facility – creation and regular evaluation of existing operation
- Store design, contract negotiations, McDonald's tenant lease, recruit and retention of manager
- Creation and Management of all accounting / reporting / control systems
- Oversight of continuing operations, continuous business and strategy review and improvement

Education

BS Architecture University of Wisconsin – Milwaukee (1998)
MBA University of Wisconsin – Milwaukee (2001)
MS Accounting University of Wisconsin – Milwaukee (in progress)

Seven Habits Stephen Covey - 5 day course certified (2005)
CPM Institute of Real Estate Managers (IREM) - Commercial Property Manager Designation
Realtor Wisconsin Broker's License application pending (2009)

Organizations and Affiliations

Boy Scouts of America	Eagle Scout and involvement through Project Cope - Camp Director
Building Owners and Managers Association	Board of Directors (2006 – present)
Rebuilding Together	House Captain - home rehabilitation projects for the disadvantaged
City of Milwaukee – BID #9	President
Institute of Real Estate Managers	Member
City of Milwaukee Downtown Master Plan	Contributing Advisory Group Member
Commercial Association of Realtors WI	Member
Cambridge Woods Neighborhood Association	Member