

RICHARD T. COLEY, SR. PRINCIPAL

In 1989, Mr. Coley founded *SHAMROCK REALTY ADVISORS, INC. (SRA)*, a mortgage banking and real estate company, to provide commercial mortgage and real estate services throughout Florida and the Southeastern United States. Mr. Coley has over thirty years' experience in the commercial mortgage banking and real estate industry. He is a licensed Florida Real Estate Broker, licensed Florida Mortgage Broker and a Member of the Florida Mortgage Bankers Association.

From 1995 to 2000, Mr. Coley acquired, financed and managed @ 2500 affordable residential apartments in 13 properties for a privately held real estate company located in Winter Park, Florida. The company had 135 employees in management and compliance on site in five states.

In 1999, Mr. Coley founded *SHAMROCK DEVELOPMENT COMPANY*, a real estate development company in Tampa, Florida. *See Properties developed below. SDC was merged into Shamrock Realty Advisors, Inc. in 2010.*

From 1987 through 1989, Mr. Coley served as Vice President and Regional Manager for Meridian Mortgage Corporation where he managed the production of permanent loans, construction loans and joint ventures for fee income.

From 1982 through 1987, Mr. Coley was the Vice President of BankAmerica Mortgage and International Realty Corporation. Mr. Coley came to BankAmerica from Buffalo Savings Bank in New York where he was employed in the Commercial Mortgage Department since 1977.

Mr. Coley is a graduate of Harvard University where he received a Bachelor's Degree, *cum laude*, in psychology. Mr. Coley played varsity football, lacrosse, and captained varsity hockey at Nichols School in Buffalo, N.Y. and he grew up nearby in Fort Erie, Ontario, Canada.

His activities include golf, tennis, and bicycling. He is past President of the Harvard Club of the West Coast of Florida, and was a member of the Schools and Scholarship Committee for many years.

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MULTIFAMILY PROPERTIES DEVELOPED

ADARE Town Homes: A 156 town home development in Charlotte N.C. was completed and sold out. These full brick condominium homes ranged in price from \$170,000 to \$210,000.

Admirals Walk Apartments: A 249 unit Class A apartment community developed in Sarasota, Florida. Property was sold in 2005.

Bayshore Promenade Condominiums: Four- 3,000 sf condominium homes over covered parking on Historic Bayshore Boulevard, Tampa, Florida

Bermuda Lake Apartments: A 352 unit Class A apartment development constructed in Brandon Florida. The property was sold in 2007.

Bermuda Estates@ Ormond Beach: A 344 unit Class A apartment development constructed in Ormond Beach, Florida on the Tomoka River. Currently, 95% leased and occupied.

Bermuda Estates@ Sarasota: A 220 unit Class A apartment community, which is currently 99% leased and located in Sarasota, Florida.

King Fisher Creek Apartments: A 35 unit Affordable housing development in Austin, Texas completed in December 2003 and sold.

Ochlockonee Pointe Apartments: A 96 unit affordable housing development in Tallahassee Florida.

St. Johns Estates: A 240 unit Class A apartment community in Jacksonville, Florida. Property was sold in 2003.