



DOMINIUM
Development & Acquisition, LLC

Dominium Development & Acquisition



Background

- Dominium Development and Acquisition, LLC was founded in 1999 by David Brierton, Jack Safar, Armand Brachman and Paul Sween.
- Dominium Development and Acquisition is the development, acquisition and ownership arm of Dominium.
- Dominium Development and Acquisition, LLC is a privately-owned apartment development firm.

Corporate Profile

Since 1994, Dominium's portfolio has more than quadrupled to 17,000 units owned or managed in 18 states. The large growth is attributed to Dominium's ability to adapt to the changing real estate marketplace. Dominium is headquartered in Minneapolis, MN. The Dominium companies are the largest multi-family owner and operator based in Minnesota and one of the leading development and management companies in the Midwest.

Creative Solutions to Industry Needs

Knowing that all communities vary, Dominium approaches each individual apartment development with tremendous attention to detail and creative focus. Its teams explore many possible options and work to find solutions that best suit each development project. The development staff at DDA has over 100 years of combined apartment development and financing experience with knowledge of virtually all of the government programs available for multi-family housing.

Areas of Acquisition

Dominium works with many different agencies to obtain regulatory and governmental approvals including:

- Bond Financing
- Low Income Housing Tax Credits
- Historic Tax Credits
- State Historic Tax Credits
- State Environmental Tax Credits
- State and Federal Grant Programs
- HOME Funds
- CDBG Funding
- Platting/Rezoning/Variances
- Tax Increment Financing/Tax Abatement



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Technology

Dominium has created detailed computer models to assist with financial analysis along with the identification and establishment of financial parameters, resulting in financially sound projects. Also, Dominium structures ownership based on property and owner criteria including: utilizing general partnerships, limited partnerships, limited liability companies and joint venture entities.

Experience in Multifamily Real Estate Development

- Dominium utilizes a variety of real estate disciplines within the development process from market analysis, site selection, redevelopment and financing to design, construction, marketing and management.
- Dominium develops and funds each project based on the specific needs of the community and individual property.
- Dominium's success is attributed to a diversified approach toward development and management of subsidized, market-rate and senior housing properties.
- Dominium's current portfolio includes more than 6,000 units developed, 7,000 units acquired, and 4,000 fee-managed units, for a total of more than 17,000 apartments owned and managed nationwide.
- Dominium plans to expand in the coming years, with the intent of adding approximately 1,000-1,500 units to its portfolio annually.