

## Management Team



### Jon R. Levine, CFO

As the Chief Financial Officer of EIP, Jon Levine oversees the accounting systems, controls and operations for all projects and deals. Jon is responsible for: reviewing credit reports and financial statements for financial structuring and reporting; managing reports prepared for partners, owners and investors; and conducting special project reviews, cash flow analysis and reporting, in addition to completing bank negotiations.

Jon has over 13 years of credit management and controller experience in the banking and manufacturing industries. Since joining EIP in 2000, he has played a vital role in evolving EIP from a small investment group into the national industrial real estate company it is today. Jon is a graduate of Curry College and is currently a member of NAIOP.



### W. Hunter Emerson, Partner

As a Partner at EIP, Hunter Emerson oversees all leasing and property management functions carried out by the company. He has more than twenty years experience supervising property management, negotiating lease agreements, and facilitating client and tenant relations. Prior to joining EIP, Hunter was a Vice President at CB Richard Ellis New England where he was a participant in over 300 completed transactions totaling more than 6,700,000 square feet in the Northern and Western Route 128 and I-495 markets. From 1988 to 1994, Hunter was a Leasing/Operations Officer for Cummings Properties Management, Inc., where he leased and managed over 3,000,000 square feet of office, industrial and R&D space, and negotiated more than 250 lease transactions. Hunter has previously worked with a diversity of corporate clients, including: CCS Corporation, MACTEC, Cox Communications, CALSTRS, Lehman Bros., CALEAST and American Real Estate Holdings. He is a graduate of St. Lawrence University and a current member of NAIOP.



### Robert M. Hawkins, Controller

As Controller at EIP, Robert Hawkins oversees the company's accounting, treasury, payables, and credit functions, including the accumulation and consolidation of all financial data. His responsibilities comprise: month and year end report generation; maintaining investor records and tracking investor capital accounts; preparing operating budgets; assisting in annual internal audits; creating spreadsheets on each entity to track contractual liabilities, deposits, receivables, agreements, and policies; and coordinating tax return data.

Prior to joining EIP, Robert was the Chief Financial Officer of Cathartes Private Investments from 2002-2008 where he forecasted and managed corporate budgets, year end audits and tax filings, and managed all relationships with financial partners. Robert previously worked as the Controller for Rosewood Development where he was responsible for the oversight of the financial reporting process, payroll, and 401K/ benefits administration. He is a graduate of the University of Massachusetts Amherst, and a current member of the Real Estate Finance Association.



## **Chad Boulay, Director of Project Management**

As Director of Project Management at EIP, Chad Boulay oversees the daily, monthly and annual operations relating to Property Management, Construction and Special Projects of a portfolio that includes approximately 30 million square feet of industrial and office properties. His responsibilities comprise directing the fiscal obligations of each property in the portfolio and coordinating all capital and major R&M projects from the bid process through completion. Chad focuses on fostering tenant relations and performs regular site inspections to ensure the condition, compliance and overall administration of EIP properties.

Prior to joining EIP, Chad was an Assistant Property Manager at Tishman Speyer, where he managed a 1.2 million square foot, 38-story Class-A office tower occupied by 30 tenants, supervised capital projects and managed all building service contracts. From 2002 - 2006, Chad was the Director of Operations for Wellesley Management where he directed all phases of property management including 1.75 million square feet of commercial office and industrial properties and 160 residential units. Chad is a graduate of Assumption College and is currently a member of NAIOP, BOMA and the BOMA Boston Green Committee.