



Ben Bittner

MANAGING DIRECTOR
ACQUISITIONS AND ASSET MANAGEMENT

AFFILIATIONS

RECA
(Real Estate Council Austin)

ULI
(Urban Land Institute)

REALM Marquette Real Estate
Alumni Network

Aggie Real Estate Network

CONTACT DETAILS

tel: (512) 483-3808
bbittner@synermarkprop.com

PROFILE

Ben Bittner is Managing Director of Acquisitions and Asset Management for SynerMark properties, Inc. He is responsible for sourcing, underwriting and executing multifamily, office, retail, industrial and self-storage acquisitions and development opportunities. The assets in the SynerMark Private Equity program are primarily small to middle-market value-add projects (\$5-\$30 million) in Texas and surrounding growth markets. He is also responsible for the successful operation and repositioning of an existing portfolio of commercial and self-storage assets, with the goal of maximizing their value for investor partners. Additionally, Ben is responsible for sourcing debt and maintaining market intel and preparing investor reports

CAREER HISTORY

Prior to joining SynerMark, Mr. Bittner spent thirteen years gaining experience in various aspects of the real estate industry. At Industrial Group Southwest (IGX), Ben Bittner was the Investment Officer. He was responsible for identifying, evaluating and executing real estate investment opportunities related to new development and acquisitions of industrial assets. Mr. Bittner was also responsible for procuring debt, drafting investment committee memorandums and investment management of \$132.5 million worth of existing IGX assets, inclusive of capital markets, partnerships and asset management. Ben maintains a partnership interest in several IGX assets including 3 industrial assets he developed that total 241,800 rsf and a to be developed land parcel in Southeast Austin, TX.

He was an Investment Analyst at PM Realty Group where he underwrote ~ \$2 Billion worth of value-add office acquisitions. Ben also underwrote a 40-story luxury multifamily high rise building and a \$1.6 Billion mixed use development opportunity. Ben conducted asset management on \$850 million in existing PMRG assets and recommended exit strategies in order to maximize returns. He was an Acquisitions Analyst at Steele Properties LLC where he underwrote over \$500 Million of investment opportunities and was involved in the execution of affordable multifamily investments, dispositions and refinancing opportunities. He also analyzed \$2.5 billion worth of student housing deals at Beckendorf Investments and worked at Wells Fargo Home Mortgage in the mortgage restructuring industry and at NAI MLG Commercial, a full services brokerage and investment firm.

ORGANIZATIONS AND AFFILIATIONS

- Real Estate Council of Austin (RECA)
- Urban Land Institute (ULI)
- REALM Marquette Real Estate Alumni Network
- Aggie Real Estate Network

NOTABLE PROJECTS AND RELATIONSHIPS

Crystal Mountain Office Park, Austin, TX
Domain Office, Austin, TX
2800 IH-35 S Office Park Austin, TX
Management of over 7300 Self Storage Units in TX, LA and FL
South Park 2 and 3 Industrial Park, Ball Street 3 Industrial in San Antonio, TX

EDUCATION

Mr. Bittner holds both a Master of Real Estate degree from Texas A&M University and a BBA in Real Estate and Marketing from Marquette University.