

RESUME
STEPHEN B HOLBEN

EDUCATION:

- * BSBA University of Denver
- * School of Mortgage Banking
(equivalent to MBA in real estate finance)
- * Continuing education for Colorado real estate broker license
- * Continuing education through HBA of Denver

LICENSES:

- * Denver Class A superintendent (since approx. 1978)
- * Colorado real estate broker (since 1973)
- * FBI Q clearance 1986 – 1990. Renewable.
- * Member of Metrolist.

WORK HISTORY:

1977 to present: **HOLBEN BUILDING CORP.**

1. Establish and implement company policy and objectives.
2. Sales
3. Project management
4. Job superintendent
5. Estimating and subcontractor negotiations
6. Oversee accounting functions
7. Property management (multifamily and commercial)
8. Lease negotiation (including pro-forma lease/sale estimating & design build.
9. Custom residential and commercial design, construction and marketing.

See the following pages for expanded descriptions of projects and clients

1970 TO 1977: **FIRST DENVER MORTGAGE COMPANY**

1. Residential and commercial loan origination
2. Institutional investor sales
3. Secondary market sales (including FNMA and GNMA)
4. Construction and development financing
5. Property valuation

Prior: **STEARNS ROGER ENGINEERING**

1. Quantity survey estimating for projects up to \$35 million
2. Program and implement mainframe job payroll accounting systems.

Additional information at www.holbencommercial.com and www.holbenhomes.com

Contact through these websites or at 303-758-4272

ABBREVIATED COMPANY HISTORY:

I started this company in 1977. At the time we built and sold one of a kind custom homes throughout the Denver metropolitan area. In 1980 interest rates made this impractical and I was able to move back into commercial construction. From 1980 through 1995 I did a very wide range of commercial construction work. Please see that expanded detail below. In 1995, I'd accumulated capital, my responsibilities toward my children were over and I decided to re-focus on custom home building and have been doing that since.

RESIDENTIAL EXPERIENCE:

I've been directly and solely responsible for the site selection, design, engineering, specification writing, budget development, subcontractor selection, financing, permitting, project management, supervision, Realtor / customer contact, sales negotiation, sales contracting and execution, warranty service, and post sales follow up for about 35 homes around the metropolitan area. This includes 12 custom homes. Specific areas include Denver, Lakewood, Aurora, Greenwood Village, Castle Rock, Arapahoe County, Englewood, and Douglas County. Recent sales reviews shows some of these home have resold between \$455,000 to \$719,000.

You can see some of my homes at www.holbenhomes.com

COMMERCIAL EXPERIENCE:

My commercial website www.holbencommercial.com shows some of the clients I've done commercial work for. Specific job experience includes tenant remodel/ build out (including programming, budget development, and execution), ground up free standing construction of warehouses and retail buildings, metal building construction, medical facilities, U.S Postal facilities, data facilities, classified work at the Rocky Flats Nuclear Weapons Facility, restaurants, and client consulting for commercial leasing and sales reps.