

# Timothy H. Hose

**President/CEO – SYNCO Properties, Inc.**



Tim began his real estate career with Boston-based Spaulding & Slye Corporation (SSC) in 1979 in Charlotte, NC. In 1981, Tim was a co-founder of Spectrum Properties in Charlotte. From 1981 to 1983, he was responsible for the development of office projects in the Charlotte area at Spectrum.

In 1983, Tim joined SYNCO Properties, Inc., as Senior Vice President of Commercial Leasing. During the period 1983 to 1986, the SYNCO portfolio expanded to 36 properties in Charlotte, Raleigh, Richmond, Greenville SC, Nashville and Atlanta. In 1984, Tim became responsible for property management as well as leasing.

In 1987, Tim was promoted to Executive Vice President of SYNCO and all affiliates, and assumed responsibility for the disposition of the company's properties. From then until 1990, he sold more than 20 investment properties including apartments, office buildings and parks, and land.

In 1991, Tim assumed responsibility for property acquisition, as well as for a number of workouts with lenders arising from the havoc in the real estate industry resulting from the 1986 tax reform and the savings and loan crisis. This included transactions with the Resolution Trust Corporation.

During the period from 1992 through 2000, in addition to his continuing responsibilities with the company's commercial properties and land, Tim assumed responsibility recapitalizing the company's entire apartment property portfolio.

Beginning in late 1999 and through 2008, due primarily to buyers being willing to pay high prices for apartment properties in the Carolinas, Tim sold the entire SYNCO apartment portfolio (with the exception of a single asset) in individual transactions to varied buyers, both small private entities and larger institutional groups.

In 2002, Tim was elected President/CEO of SYNCO and all of its affiliates. Subsequent to that election, Tim has been responsible for all of the company's activities including property acquisition, financing, asset management, property management, rehabilitation, development, and disposition.

In 2008, the company began again to selectively acquire apartment assets in joint venture with institutional equity partners in targeted southeastern markets. Additionally, the company has added fee management of apartment properties for third party owners to its operating platform. Currently the company manages 23 apartment communities totaling 4,000 units in the Carolinas for local owners and others based in Denver CO, Washington DC, Columbia SC and New York NY.

Tim earned a bachelor's degree in German with a minor in economics from Davidson College in 1976, and an MBA degree with a specialization in real estate from the University of North Carolina at Chapel Hill in 1978, where he was a Business Foundation of North Carolina Fellow.

Tim holds a real estate brokers license in North and South Carolina. He is a member of the Charlotte Region Commercial Board of Realtors. Tim served for several years on the Board of Directors of the Greater Charlotte Apartment Association (GCAA) and was its president in 2007. He currently serves on the Board of the Apartment Association of North Carolina, having concluded his two-year term as its president in August 2014. Tim also sits on the Advisory Board of the GCAA Education Foundation.