



Eugene Spano – Managing Member

Eugene Spano has been active in the real estate field for the past 19 years - focusing on residential communities spanning the entire development spectrum from single-family homes to multi-family apartments to mixed-use buildings.

Drawing from this development experience, Eugene Spano co-established **TQRE** as a vehicle to explore real estate opportunities during these trying economic times by providing technical expertise on asset management for lending institutions with distressed assets. **TQRE** is a unique real estate company that can analyze, enhance and position for sale real estate properties on behalf of select clientele and partners with a primary focus on REO portfolio management and sales of foreclosure properties.

Mr. Spano's extensive development and construction experience encompasses over \$750 million in residential, mixed-use and resort property. This includes approximately 400 thousand square feet of retail/commercial space, some 2,800 residential units, Class-A marina slips in excess of 26,000 linear feet and over 150 hotel and resort rooms.

While working for The Cornerstone Group, the 8th largest Multi-Family Rental Builder in the United States, Mr. Spano was the Senior Developer responsible for the entitlements, financing, construction and lease-up of over 3,700 multi-family units totaling almost \$300M in value. With projects from South Florida to Jacksonville, Mr. Spano is an expert at dealing with a variety of zoning and building code issues, coordinating all design professionals to meet the standards of the municipality and the market.

Leading the company's affordable and market-rate housing division, Mr. Spano was responsible for all development and construction components – from market studies, proforma projections, bank financing, project timelines and coordination of the General Contractor. Typical projects averaged 300+ units with a construction build-out of 14 months.

Mr. Spano's schooling in Hospitality Management from Florida International University provides the basis for **TQRE** to supervise assets that have multiple locations and income producing operations. Marrying this educational background with Mr. Spano's extensive development experience allows **TQRE** the ability to manage distinctive real estate properties in a manner that is both functional and profitable.