



le Triomphe Property Group, LLC

Developer Profile

Firm History

le Triomphe Property Group, L.L.C. is a Louisiana based company that specializes in the master planning, development, construction, and management of multi-family residential housing, resort condominium communities, retirement communities, historic properties and hotels.

Stewart Juneau, principal of le Triomphe Property Group, L.L.C. has extensive experience with over 30 years in real estate sales, development, acquisition, syndication, market feasibility studies, and management. As the former Chief Executive Officer of the largest real estate and property management company in the State of Louisiana and the 30th largest in the country, Stewart charted the growth of the organization over a six year period from 80 employees and agents with \$80 million in sales to almost 2,000 employees and agents with over a billion dollars in sales.

Under Stewart's leadership, the management firm grew from 500 units to almost 20,000 apartments units and 750,000 square feet of commercial space. Stewart was also responsible for establishing the development division of this company and during his six year tenure with the company they acquired and developed properties with a total cost of over \$76 million and raised over \$18 million in equity.

During the past 20 years, Stewart Juneau, through le Triomphe Property Group and its affiliates, have developed, managed or are currently managing over one half a billion dollars of apartments (affordable and market rate), hotels, office space, training facilities, dormitories and condominiums, which represents nearly 4,000 total units. Mr. Juneau has been managing partner of well over one billion dollars of developments in his career. Additionally, Stewart has raised over \$250 million of equity capital for affiliated partnerships through the syndication of tax credits and other real estate investment opportunities.

Key Personnel

Neil R. Juneau, an experienced CPA, MBA and former Army Captain, has been in the real estate industry with Stewart for over 20 years and serves as the Chief Executive of LTPG. Neil's primary responsibilities focus on operational issues of existing assets, and implementation of policies, procedures and systems for development related issues such as sales and marketing programs for new developments, condominium documentation, implementation of Customer Retention Programs, coordinating the construction loan process and overseeing all development accounting

Ryan M. Juneau, MBA, is the newly named President of LTPG is responsible for strategic planning, business development and investment analysis. Upon graduating from LSU with a



le Triomphe Property Group, LLC

degree in Real Estate Finance Ryan took a position in Atlanta with the national accounting firm Reznick Group in their Real Estate Transactions Group. At Reznick he worked extensively in tax consulting, financial analysis, portfolio valuation and due diligence. Ryan came home to join LTPG in December 2006 and is currently pursuing the CFA designation.

Colonel (ret.) Mike Juneau is the third partner of LTPG. Mike obtained his Masters Degree from Louisiana State University and is a retired Army Colonel. He is responsible for the construction management division of LTPG. Mike's primary responsibilities include overseeing and coordinating the design and development process and the on-site management of all third party construction activities. Mike's staff is also responsible for coordinating the Payment Applications for each new development and implementing the Customer Close-out Process. Mike is also president of Amite River Construction, Inc., our related general contracting and construction management firm that operates throughout the Gulf Coast.

Karen Landry, a graduate from Nicholls State University in Louisiana with a degree in Accounting, has 12 years experience in financial accounting. She is responsible for all financial reporting and cash management for the organization.

Shiela Sims, graduated from Southern University in Louisiana with a degree in Accounting, has over 25 years of experience in property management, compliance monitoring and accounting. She oversees all property level operations and accounting.

Relevant Experience

LTPG has extensive experience in various adaptive re-use and tax credit developments. LTPG has always stayed on the cutting edge of financing structures by constantly monitoring new legislation and working closely with industry professionals to stay educated on their complexities.

In the late 1980's Stewart Juneau and LTPG entered the Low Income Housing Tax Credits markets and completed the first LIHTC deal in the State of Louisiana with its **Westchase Apartments** in New Orleans. Throughout the 1990's LTPG developed and managed over 4,000 LIHTC units throughout the State and is considered as one of the pioneers of the industry.

Also, in the latter part of the 1990s, opening in 2000, LTPG redeveloped the old Maison Blanche Building and 4 other historic buildings located on famous Canal Street in New Orleans, LA into a luxury hotel complex anchored by a 450 room **Ritz-Carlton**. Originally built in 1901, the building was operating as an office building with the bottom three floors being occupied by its namesake department store, Maison Blanche. The project coupled bond financing with Historic Tax Credit Equity and a Façade





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Donation and consists of 3 separate luxury hotels including the Ritz-Carlton, Iberville Suites and the ultra high-end Maison Orleans boutique hotel which now serves as a Ritz-Carlton Club. In addition to the hotels, the complex also contains a large spa, commercial space, a 450 space parking garage and a private penthouse owned by Stewart Juneau which offers the best views (and parties...) to be found anywhere in the City. A complete description of the Ritz-Carlton – New Orleans can be found at www.ritzcarlton.com/en/properties/neworleans/.

Beginning 2008 and into 2009 LTPG provided development and general contracting services to **All Saints Episcopal School** in Vicksburg, MS to convert the closed boarding school into a regional training and respite facility for **AmeriCorps**, a governmental volunteer organization. The project involved renovating the historic structures and other campus amenities in conjunction with negotiating a lease of the facilities by the US Governmental Accounting Office for use by AmeriCorps. Through LTPG's vision, leadership and expertise the school staved off bankruptcy and was restored to its original beauty and spirit, with the noble purpose of community service throughout the Gulf Coast. Additional information on AmeriCorps can be found online at www.americorps.gov.



Most recently LTPG provided development and construction management services to **Goodwill Industries**, for which Stewart Juneau sits on the Board of Directors. The development utilized New Markets Tax Credits generated by applying insurance proceeds from Hurricane Katrina and traditional bank debt through a local Community Development Entity. This allowed Goodwill to fund a \$15,000,000 adaptive reuse of an abandoned grocery store into their new corporate headquarters and flagship retail store to service all of Southeastern Louisiana.

Find out more about Goodwill's mission at www.goodwillno.org.

Other Key Developments

In 2007, LTPG was hired by a large ownership group in the Dominican Republic to provide master planning and development feasibility analysis for a large traditional neighborhood and resort development, **SanSouci**, in Santo Domingo, DR. The project was not ultimately developed due to global financial market restraints; however it held a projected improved land value of \$300M. LTPG has acted in a similar capacity for other large scale resort developments throughout the Central American and Caribbean including Panama and the Bahamas.



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LTPG recently completed **Harbour Village at Historic St. Andrews** located in Panama City, Florida. Harbour Village is located directly along the shores of historic St. Andrew Bay and consists of 116 units, approximately 12,000 square feet of commercial space and a 37-slip private marina. Construction completed in early 2007 and 112 of the 116 units have been sold and closed, with the remaining 4 units being held for investment.

Civic Mindedness

In addition to serving on the boards of numerous charitable organizations including Kiwanis Club and Goodwill, the principals of LTPG established a Non-Profit Organization, the **Housing and Education Foundation, Inc.**, that is dedicated to enhancing the physical, social, and educational development of underprivileged families. Through HEF's African Village and Safari Park, we are able to provide a one-of-a-kind, motivational and educational camp for underprivileged children, who would not otherwise be able to experience such a unique outdoor environment. HEF programs focus on lecture and hands-on education to teach participants about exotic wildlife, local conservation and much more. Learn more at www.hefcorp.org



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Development	Location	Type	Units	Comm. SF	Est'd Value	Completed
Ritz-Carlton Hotel Complex	New Orleans, LA	Mixed-Use Hotel	757	186,000	\$ 212,111,604	Nov-00
All Saints: AmeriCorps Campus	Vicksburg, MS	Education & Dorms	196	31,500	\$ 6,740,000	Sep-10
Goodwill Industries Building	New Orleans, LA	Office & Retail	-	90,000	\$ 15,000,000	Dec-09
Gates on Manhattan	Harvey, LA	Condo Conversion / Apartments	276	-	\$ 13,200,000	Dec-10
Harbour Village	Panama City, FL	Luxury Condos	116	12,465	\$ 43,886,403	Oct-06
Majestic Sun Condominiums	Destin, FL	Resort Condos	356	10,000	\$ 89,282,674	Mar-02
Magnolia Crossing Apts	Gonzales, LA	Affordable Housing	104	-	\$ 5,279,776	Dec-99
Lake Sherwood Village	Baton Rouge, LA	Market Senior Housing	120	-	\$ 8,250,000	May-98
St. Jean Apts	Baton Rouge, LA	Affordable Housing	624	-	\$ 29,700,000	Mar-98
Bluebonnet Ridge Apts	Baton Rouge, LA	Affordable Housing	112	-	\$ 4,239,370	Mar-96
Siegen Village Apts	Baton Rouge, LA	Affordable Housing	312	-	\$ 12,298,021	Oct-95
Tall Timbers Apts	Baton Rouge, LA	Affordable Housing	328	-	\$ 8,007,373	Sep-94
Jefferson Lakes Apts	Baton Rouge, LA	Affordable Housing	408	-	\$ 15,731,752	Oct-95
Westchase Apts	Harvey, LA	Affordable Housing	380	-	\$ 9,225,000	May-90
Madison Square Apts	Harvey, LA	Affordable Housing	320	-	\$ 9,735,799	Aug-91
Does not include master planning jobs, e.g. Sansouci in the DR.			4,409	329,965	\$ 482,687,772	