



# Key Personnel

## EDUCATION

- Bachelor of Business Administration in Accounting - Cleveland State University

## AFFILIATIONS

- ICSC, Innovating Commerce Serving Communities (formerly International Council of Shopping Centers)
- Northern Ohio Apartment Association

## AREAS OF RELATED EXPERIENCE

- Property Management
- Asset Management
- Process and Compliance Management
- Personnel Management

## CHRIS MONACO

Senior Vice President, Director of Property Management

As Director of Property Management, Chris leads the Property Management, Operations and Lease Administration departments for the company. With over 30 years in the Real Estate industry, Chris has experience in asset management, property management, accounting, restructuring and real estate division management. He believes in providing clear direction and empowering his team to successfully operate in their areas of responsibility, with a focus on having clear operating standards for the portfolio.

## CAREER OVERVIEW

Prior to coming to IRG Realty Advisors in 2021, Chris was the Chief Executive Officer at Zaremba Management Company. In this role he was responsible for the day-to-day operations of the company, which was primarily in the business of managing multi-family apartment communities. This portfolio consisted of approximately 7,000 units in Ohio, Pennsylvania, New York and North Carolina.

The majority of Chris's career has been spent on the operations side of the commercial real estate industry. He started with RMS Investment Corporation as an accountant working for the principal owners of what was once known as Forest City Enterprises. Chris quickly transitioned to the property management side of the business as the General Manager of Parmatown Mall. He continued to grow within the organization and focused his career on operations, specifically as it related to leading the property management, leasing, tenant coordination/construction and accounting departments for the company.

Once Chris moved on from RMS in 2007, he joined Developers Diversified Realty (DDR, Site Centers) as Director of Property Management. His time there was heavily focused on creating standards and consistent operating processes & procedures for the property management division, which was necessary due to the magnitude of growth experienced over previous years. As Vice President of Property Operations, Chris was responsible for ensuring operational consistency and efficiency across DDR's portfolio of nearly 300 mall, lifestyle, power, community and grocery anchored shopping centers throughout the United States and Puerto Rico. The primary focus was on the appearance, operations and safety of assets, including compliance guidelines, standardization, sustainability programs, purchasing and training.