

# William E Bryant CPA, CVA

Broker Associate at Coldwell Banker Real Estate

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## Summary

**Certified Public Accountant (CPA):** Work in tax related matters for Real Estate Partnerships, Family Limited Partnerships and highly compensated individuals in Closely Held Businesses. Also provide Estate Planning and Financial Planning Services.

**Certified Valuation Analyst (CVA):** Provide Litigation Support services for Estate & Business Valuations, Personal Injury & Loss of Income Claims, Shareholder Disputes and Divorce Property Settlements.

**Chartered Merger & Acquisition Professional (CMAP):** Certification issued thru the National Association of Certified Valuation Analysts, in conjunction with my Developer experience in syndicating Real Estate Partnerships and renovating Distressed & Foreclosed Properties.

**Licensed Minnesota Real Estate Broker since 1989:** Currently a Broker Associate at Coldwell Banker Burnet and Neighborhood Specialist in South Minneapolis, to include Listings/Sales of Property. As a Broker, I have raised over \$75 Million Dollars in Tax Credit Equity Syndicates (and debt) for entity structures that developed Low-income Housing Tax Credit Projects. These projects are developed and placed-in-service under the guidelines prescribed within Internal Revenue Code Section 42.

**Real Estate Developer:** Developed and own/owned 68units valued at over \$5 Million Dollars. General Partner in a 48-Unit project known as Oak Hills Manor, located in Circle Pines (MN), which is a Tax Credit Development (IRC Section 42). Successfully worked with City Planners, Code Compliance Inspectors, Community Leaders and the Minneapolis Police Department. CCIM Candidate.

**Professional Specialties:** Real Estate Sales, Tax Consultant, Real Estate Development, Mergers & Acquisitions, Equity/Debt Brokering, Litigation Support Services, Estate & Financial Planning, Low-Income Housing Tax Credit Projects (IRC Sec 42), Valuation Services (Entity Ownerships).

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## Experience

**Broker Associate at Coldwell Banker Real Estate**

May 2015 - Present



MN Licensed Real Estate Broker since 1989. With almost 30 Years of Real Estate Experience, I now enjoy being a Neighborhood Specialist in South Minneapolis. This expands my Development and Consulting Services, to now include Real Estate Sales. I look forward to working with Buyers & Sellers to Buy/Sell homes, or to develop a Real Estate Portfolio for Investment purposes.

**Certified Public Accountant - Certified Valuation Analyst at: William E Bryant CPA, CVA**

September 1985 - Present

Prepare Financial Analysis for Highly Compensated Individuals. - Tax Planning & Tax Consultant for Business and Individual Income Tax Returns. -Estate & Financial Planning - Represent Clients in IRS Audits, Procedures and Notices. - Litigation Support & Forensic Accounting/Expert Witness Services - Businesses & Shareholder Valuations - Consulting services for Mortgage Securitization Program. - Consulting services for Low Income Housing Tax Credit Developers.

**Managing General Partner at: Bryant Development Group, LLC**

January 2007 - Present

Developer and Syndicator of Private Placement Equity Funds to purchase and renovate Foreclosed Rental Properties which were placed in service after extensive rehab. Engaged various Private Placement Funding for the purchase and renovation of single family homes, for the purpose of re-sale on the open market.

**President at: Network Investments, Inc**

January 1990 - Present

Licensed Minnesota Real Estate Broker since 1989. Developed and own \$5 Million in Real Estate Holdings. Processed \$75,000,000 of Tax Credit Awards for Developments. Brokered \$20,000,000 of Debt & Equity Financing for Business Clients. Designed Financial Models for detailed Real Estate Projections. Designed Financial Models for Mortgage Securitization Pools. Completed Courses toward Certified Real Estate Appraiser and CCIM Designation

**Managing General Partner at: Oak Hills Manor Limited Partnership**

1992 - 2013 (21 years)

Developer and General Partner of this 48-Unit Senior Low-Income Housing Tax Credit Project located in Circle Pines, Minnesota. This was a Low Income Housing Tax Credit Project for Senior Citizens. The Tax Credit Award of \$2.3 Million dollar was part of a State Allocation Program that was administered under the Federal guidelines of Internal Revenue Code Section 42. The Tax Credits were syndicated with a National Broker Dealer at competitive pricing and terms at that time. This was a \$2.9 Million dollar total cost, new construction project that was placed in service in November, 1995. The 15-Year Tax Compliance Period ended in 2010. I sold my Partnership interest in 2013.

**Senior Tax Accountant at: Goldfein Silverman & Olson**

July 1987 - September 1991 (4 years 3 months)

Reviewed Business and Individual Income Tax Returns. Reviewed Client projected Net Income to minimize potential Tax Liabilities. Responded to IRS Notices and Represent Clients during IRS Audits.

**Staff Accountant at: Rahn Neisen & Root Public**

January 1986 - July 1987 (1 year 7 months)

Prepare Business and Individual Income Tax Returns. Prepare Monthly Compilations for Business Clients. Prepare Monthly and Quarterly Payroll Tax Returns. Assist Clients in Payroll & Sales Tax Compliance and required Deposits.

## **Community Development & Volunteer**

### **11th Avenue Block Club and Midtown Phillips Neighborhood Volunteer**

January 1988 – Present

Volunteer to improve our Block Club and Neighborhood. Community Activist to promote our Neighborhood and organize positive Community Activities.

Developed a Landlord Workshop Presentations for Rental Property Owners on behalf of the Minneapolis Police Department (also assisted in the Translation of this Presentation into Spanish).

Graduated: Citizens Academy sponsored by the Minneapolis Police Department. A 10 Class course on Police Procedures, Investigations, Various Special Units, Crime Lab, Bomb Squad, SWAT Team, Use of Force and "Shoot - Don't Shoot Case Scenarios".

Received the Abby Award in 2008.

Member of the 11th Avenue Block Club which received 9th Ward, Block Club of the Year Award in 2008. The Block Club also received a Building Blocks Award from the Minneapolis Police Department in 2008.

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## Certifications & Skills Designations

**Certified Public Accountant ("CPA")**

**Certified Valuation Analyst ("CVA")**

**Chartered Merger & Acquisition Professional ("CMAP")**

**Diplomat American Board of Forensic Accountants ("DABFA")**

**Residential Construction Certified ("RCC")**

**Certified New Home Specialist ("CNHS")**

**Minnesota Real Estate Broker & Associate at Coldwell Banker Burnet**

**Real Estate Development & Investment Portfolios Strategies**

**Investment & Tax Strategies for Family Limited Partnerships**

**Business Valuations & Litigation Support Analysis**

**Cash Flow Forecasting & Net Present Value Calculations**

**Estate & Financial Tax Planning**

**Financial Modeling, Projections, Analysis & Planning**

**Low-Income Housing Tax Credit Projects – LIHTC – Applications for State Qualified Allocation Plans**

**Tax Consultant & IRS Representation in Audits or other Code Compliance Issues**

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## Education

**University of Minnesota**

Bachelor of Science Degree, Business - Accounting Major, 1978 - 1983

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## Professional Organizations

**National Association of Certified Valuation Analysts (NACVA & MN CVA) – 1999 to Present**

**Minnesota Association of Public Accountants - MAPA**

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## Honors and Awards

Graduated: Citizens Academy sponsored by the Minneapolis Police Department. A 10 Class course on Police Procedures, Investigations. Received the Abby Award in 2008. Member of the 11th Avenue Block Club which received 9th Ward Block Club of the Year Award. Received Building Blocks Award from the Minneapolis Police Department in 2008.

## Interests

To engage in Inter-Faith Dialogue and other volunteer Community activities, that will serve to promote mutual understanding, respect and cooperation to improve our Neighborhoods.



## Contact Information

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***Network Investments, Inc***

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View Professional Services available at:

<http://www.bryant-cpa.com/>

**William E Bryant, Realtor**

***Neighborhood Specialist – almost 30 Year's Experience***

**Associate Real Estate Broker**

**Coldwell Banker Burnet**

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[Contact William on LinkedIn](#)