About our Firm

- We Work Proactively and Creatively with Banks & Property Owners to Implement Successful Solutions for Distressed Real Estate Properties.
- We Create These Solutions by Applying the Financial and Operational Resources to Manage the Acquisition, Completion, Stabilization and, Ultimately, the Profitable Sale of the Assets.
- Throughout These Efforts, We Strive to Operate at the Highest Levels of Personal and Professional Integrity
Current Portfolio Includes 216 Residential Units
And 32,000 Square Feet of Commercial Space

Acquired: Feb ’10
Kennedy

Acquired: Jun ’13
Christiana

Acquired: Jun ’10
Tripp

Acquired: Oct ’12
Elston

Acquired: Sep ’10
North Center

Acquired: Jun ’11
North Clark

Acquired: Jan ’13
West Chicago

Acquired: Jul ’13
Opera Lofts

4810 N. Lavergne, Ste. A • Chicago, IL 60630    630-405-2277    Fax 217-383-0206    info@hpventuresgroup.com
Steve Cook is a Founding Member and Operating Principal and is the General Manager for all HP Ventures Activities. Steve brings twenty years of strategic planning, investment development & operations management experience to this role.

After graduating from the University of Illinois in 1984 with an engineering degree, Steve started his career in at Hamilton Sundstrand where he led the electrical system development for the B2 Bomber. After earning an MBA from the University of Chicago in 1990, he joined Emerson Electric where he led the global planning process for a $400M business unit and developed, financed and managed the start-up of Emerson’s first Eastern Europe manufacturing facility in Slovakia. During the late ‘90s he was co-founder and CFO of Eclipse Group Inc., a Silicon Valley consulting firm that helped blue-chip tech companies develop and transform their supply chains capabilities to support rapid growth and “lean” financial objectives. At the turn of the millennia, he returned to his roots in Chicago to join a hedge fund, Rochester Partners. As portfolio manager he helped raise assets under management and refine the fund’s investment strategies.

In 2006, Steve formed Hi-Pointe Development Corp. to pursue private equity investment opportunities in real estate, early-stage ventures and middle market companies, both in a principal and advisory role. HP Ventures Group is the culmination of an extended period of due diligence and planning focused on the extraordinary opportunities presented by the current dislocations in the real estate markets.

Steve and his wife Susan have two children and are actively involved in their Hinsdale community. Susan is one of the top performing realtors at ERA Realty and President of the PTO. Steve enjoys playing various sports including paddle tennis and golf.
Management Team

John Russo is a Founding Member and Operating Principal and Leads the Physical Diligence, Construction and Maintenance Activities for All HP Ventures Projects. John brings over thirty-five years of construction management and real estate development experience to this role.

John began his career in 1971 as a carpenter for Hallbeck Homes in Champaign. He studied architecture at the University of Illinois and received a Bachelor’s degree in construction management from Bradley University in Peoria. Following graduation, he joined Schal Associates in Chicago where he worked with clients such as Amoco, Ameritech, the American Academy of Pediatrics, the American Medical Association, and Norwest Bank.

In 1989, John and long-time friend, Stuart Broeren, formed Pinnacle Consultants. Two years later, this firm merged with S. W. Broeren to form Broeren Russo Construction, Inc.; a firm that has grown to become one of the largest commercial and industrial contractors in central Illinois. John is Chief Operating Officer of Broeren-Russo where he oversees and manages the complete project life-cycle from initiation to closeout. Always opportunity focused, the firm has also identified, developed and led real estate projects including the successful Presidential Towers project in Champaign Illinois.

John is very involved in community activities. He currently serves on the Charles W. Christie Foundation and just recently stepped down as President of The High School of St. Thomas More’s Foundation Board after 4 years of service. Prior to moving his family to Chicago in 2007, he and his family were very active with St. Matthew Parish and School. John has been involved with youth sports for many years serving as President of the Kiwanis Border Little League and coached Little League from 1997-2007. John has served on the Provena Covenant Medical Center Advisory Board, Don Moyers Boys and Girls Club Building Committee and served as chairman of the American Cancer Society’s Coaches vs. Cancer for four years.
Management Team

John Comet is a Founding Member and Operating Principal of HP Ventures Group. John is the General Counsel and Leads the Development and Structuring of all Legal Agreements for HP Ventures’ Projects. John brings over twenty five years of business management, law related and real estate development experience to this role.

John began his career in 1986 as a project manager with a Chicago based shopping center developer with national reach. He studied finance at the Loyola University, received a law degree from the John Marshal School of Law, and received a Masters in Finance from the University of Illinois as Champaign Urbana.

In 1996, John and his brother Michael took over franchise operations of a small independent Pepsi bottler located in Champaign Illinois. Their operations now include a division that represent the largest ‘canteen’ style beverage and snack vending machine service in central Illinois, along with expanded product offerings in their franchise market that include office and residential coffee, beverage and jug water delivery service. Additionally, they have ownership interests in beverage manufacturing and distribution facilities in Quincy and Rockford Illinois, Madison Wisconsin, and Hattiesburg Mississippi.

Both personally and through the Pepsi franchise operation, John is very involved in community activities. He currently serves on the Provena Hospital board. He and his family are active with both the St. Mathews parish and school, along with the High School of St. Thomas More. He has served on the YMCA board, and as board member and treasurer of the Three Hierarchs Greek Church.
Stephanie Ziegler is an Operating Principal of HP Ventures Group. Stephanie Manages the Financial and Property Management Activities for All HP Ventures Projects.

Stephanie Ziegler has been with HP Ventures Group LLC since its inception in mid 2009. She began her relationship with HP focusing on managing internal company finances, such as the day to day accounting entries coupled with preparing and delivering periodic financial reports. While maintaining this role, she also managed the day to day property management and leasing activities for HP. These activities include marketing and showing units, completing walk-throughs for move-ins and move-outs, collecting and posting rent, and managing tenant relations such as maintenance request. Stephanie has successfully managed HP’s portfolio of properties as it grew from 1 to 7 over the last 2 years. At the beginning of 2012 HP engaged another individual to assist in the property management and leasing activities. Stephanie now manages the day to day operations, including leasing, property management, finance, marketing, etc.

Prior to working with HP, Stephanie successfully managed farm and secondary real estate investment properties owned by her previous employer, Pepsi-Cola Champaign-Urbana Bottling Co. These activities included rent collection, tenant relations, and periodic accounting and financial reporting. Property management was a side responsibility Stephanie completed while acting as Finance Manager. As Finance Manager, Stephanie was responsible for preparing and delivering periodic financial reports directly to executives. She also participated in setting the annual budget, completing the annual accounting close process, and holding monthly finance meetings with department managers.

Stephanie has a Bachelor of Science in Accounting from the University Of Illinois Urbana-Champaign.
Bill Wolz is a Founding Member of HP Ventures Group. Bill brings over twenty-five years of financial, treasury, strategy and business management experience.

Bill has enjoyed an extensive career with progressive experience in finance, accounting and general management roles. Bill is currently the Executive Vice President - Chief Financial and Chief Operating Officer of Shoes For Crews, a producer of safety work shoes. Prior to joining SFC in May 2011, Bill was the Chief Financial Officer of Pabst Brewing Company for over four years. Bill led the Finance and Operations organizations for the Global Consulting Group of Hewitt Associates, Inc. prior to joining Pabst. While at Hewitt, Bill also served as Corporate Controller. Bill also served as Senior Vice President Finance for RR Donnelley and Sons Company and spent seven years with Ameritech/AT&T in finance roles of increasing responsibility, including two years in Brussels, Belgium where he served as the Corporate Controller for the national phone company of Belgium. Bill began his career at Deloitte and Touche LLP in 1983, spending 6 years in the Audit practice. Bill is a CPA and holds a B.S. in Accounting from Illinois State University and a Masters of Management degree from the J.L. Kellogg Graduate School of Management at Northwestern University with concentrations in Finance and Marketing.

Bill and his wife Marlene live with their two children in La Grange, IL. They are actively involved with various charity organizations including Almost Home Kids, BEDS Plus Overnight Sheltering, and the American Cancer Society.
Management Team

Michael P. Comet is a Founding Member of HP Ventures Group. Michael brings over twenty years of business management experience.

In 1988 Michael graduated with a BS in Hotel Restaurant Management from Roosevelt University in Chicago and in 2000 graduated with an MBA from U of I in Champaign-Urbana. As a son of Greek immigrants Michael was groomed for the restaurant business and after graduating in 1988 managed a landmark restaurant in the financial district of downtown Chicago known as Binyon’s. In 1992 Michael ventured into the consumer goods retail market as an entrepreneur opening a chain of five Dollar Stores in the Chicago land and south suburban markets. Since 1996, Michael and his brother John have been the owner/operator’s of the franchise operations of a small independent Pepsi bottler located in Champaign Illinois.

Personally and professionally Michael is committed to his family and the community in which he and his family lives. Michael is a member of several charitable boards and business associations, including the Three Hierarchs Greek Orthodox Church, the Charles W. Christie Foundation, United Way Campaign of Champaign County and YPO (Young Presidents Organization) Central Region USA.

Michael and his wife Panagiota have two children and are actively involved with their community in Champaign, Illinois. Panagiota is a graduate of the Art Institute of Chicago and is a a volunteer for many local organizations including Make A Wish Foundation, Krannert Center for the Performing Arts, Philoptocos Society of the Greek Orthodox Church and the PTA of Next Generation School.

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Construction Management Affiliate

One of the Largest Construction Companies in Central Illinois. Broeren-Russo Brings a Full Range of Construction Services With 30 Years Experience in Multi-family, Retail, Commercial & Industrial Projects.

PROJECT EXPERIENCE

**Multi-family, townhome, condominium and student housing**

*309 Green Street – Champaign, Illinois*

Owner: Campus Acquisitions

Architect: Hartshorne Plunkard Architecture

Broeren Russo Role: Construction Manager

Completed: 2009

As Champaign-Urbana’s tallest building, 309 Green rises 24 stories above the heart of campus and offers exclusive amenities, a prime location and unparalleled views that make it Central Illinois’ premier high-rise. Its 275,000 square feet is comprised of ground level retail space, 110 well-appointed apartments, 7 floors of indoor parking, a fitness center and a rooftop pool and hot tub.

**Villas di DaVinci**

Three Story Multi Family Residential Condominium Building

Owner: Cordova Chateau, LLC


Broeren Russo Role: Construction Manager

Completed: August 2008

Located on Ft. Lauderdale’s beautiful Ocean Drive, Villas di DaVinci consists of 11 luxurious residences. All of the residences are 2 bedroom/2.5 baths and range from 2,000 – 2,200 square feet with the exception of one 3,600 3 bedroom/3.5 bath penthouse.

**Hemingway Landings**

Three Multi Family Residential Condominium Buildings, each Three stories

Owner: Cordova Chateau, LLC

Architect: Tuthill Architect

Broeren Russo Role: Construction Manager

Completed: 2009

Located in Rio Vista, one of Southeast Fort Lauderdale’s most prestigious waterfront communities, Hemingway Landings offers the most luxurious condominiums in Fort Lauderdale. Hemingway Landings consists of 21 individual units, each with their own deeded dock.

**iHotel, UIUC Conference Center, Houlihan’s Restaurant & Bar**

Owner: Fox/Adina Development, LLC & University of Illinois

Architect: RATIO Architects, Inc.

Broeren Russo Role: General Contractor/Construction Manager

Completed: 2008

The I Hotel and Conference Center is located on the University of Illinois at Urbana-Champaign campus in the Research Park, just south of the Assembly Hall. The I Hotel features 126 guest rooms that blend luxury, privacy, and comfort to help you unwind after a long day and recharge for the next.

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