

DOUGLAS S. CARR

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2008 – Present

FNTC AMERICA LTD. (f/k/a FNTC America Trust Company), Nashua, NH
President / General Counsel

Trust Services Provider to the Vacation Ownership Industry

Managed a boutique trust company specializing in holding resort real estate for shared-ownership developers. Managed 70 IRC compliant mortgage portfolio interest exemption trusts (total >\$400MM) and numerous multi-site vacation clubs and resort real estate trusts

Responsibilities included Contract Negotiation, Real Estate Due Diligence, Trust Management and Fiduciary Oversight, Corporate Governance, Regulatory Compliance, Business Development, and Risk-Management. Sat on 40 Boards of Directors for corps and resorts

2004 – 2008

CB RICHARD ELLIS, (f/k/a Trammell Crow Company), Boston, MA
Portfolio Transaction Manager

Global Corporate Services Group

Managed Santander Bank's (f/k/a Sovereign Bank) mixed-use commercial real estate portfolio of >350 locations throughout New England totaling 3.5MM square feet. Drafted and negotiated letters of intent, office and retail leases – including small boxes, shopping centers, ground leases, build-to-suits, amendments, and terminations Managed the transaction lifecycle and a regional field broker delivery network. Annually over 30 transactions total over \$30MM

Responsibilities included Portfolio Management and Optimization, Drafting and Negotiating Real Estate Transaction Documents, Market Analysis, Strategic Planning, Financial Modeling, Site Selection and Permitting

1986 – 2004

BROWNSTONE REAL ESTATE COMPANY, Boston, MA
Real Estate Broker

Commercial and Residential Real Estate Sales & Leasing

Managed brokerage firm; rentals, condominiums, investment sales, commercial leasing; Supervised 8-12 brokers and over 800 transactions; Negotiated offers, letters of intent, leases, purchase contracts; Managed advertising strategies/budgets; Developed personnel.

2003

BOSTON UNIVERSITY, Center for Real Estate Studies, Boston, MA
Certificate in Commercial Real Estate

2001

SUFFOLK UNIVERSITY LAW SCHOOL, Boston, MA
Juris Doctorate

1998

ALBERTUS MAGNUS COLLEGE, New Haven, CT
Bachelor of Science, Business Management, Cum Laude

Licensed Attorney, Real Estate Broker, Notary Public (Massachusetts)

Licensed Real Estate Broker (Florida)

Licensed Professional Fiduciary (California)

Member: American Bar Association (ABA) – Real Property and Probate Section

American Resort Development Association (ARDA)

Professional Fiduciaries Association of California (PFAC)

