



JOSH HARTMANN

CEO | NexMetro Communities

Josh Hartmann is the CEO and Managing Partner at NexMetro Communities, a pioneering development company that has transformed the real estate market by creating an innovative hybrid housing option for consumers seeking a different living experience. This luxury leased home neighborhood concept, marketed under the name Avilla Homes, has grown exponentially since the company opened its office in Phoenix, AZ in 2012. NexMetro has built more than 6,000 Avilla Homes representing over \$2B of capital invested, and has a robust pipeline of projects focused across the sunbelt states making it one of the fastest-growing builders in the country.

Josh brings more than 25 years of real estate management and development experience to NexMetro, having worked with both private regional developers and large public national homebuilders. He is responsible for the development and implementation of both short-and long-term company strategies to ensure NexMetro's growth, effectiveness, sustainability and overall investor return. His influence is reflected in the highly entrepreneurial spirit and high standard of execution of the organization. Alongside his business partners and company founders, Josh has innovated a new housing lifestyle of detached, professionally managed, rental home neighborhoods, by creating places that people are excited about and want to call home.

Josh is a frequent speaker and panelist on a broad variety real estate topics with industry groups and universities. His experiences in both the multi-family and single family industry offer a unique perspective on the future of housing. Josh is a registered Professional Engineer (Civil), and attended the University of Wisconsin at Madison.