



SUMMARY

POER's Managing Consultant, Daniel Swift, offers clients more than 10 years experience in the property tax industry, specializing in compliance, valuation, and appeal negotiations. Utilizing his knowledge of various industries and relationships with local assessors, Daniel excels at minimizing real estate and personal property tax exposure for clients across the Northeast.

EXECUTIVE PROFILE

Daniel Swift

QUALIFICATIONS / EXPERIENCE

- ❖ Over a decade of experience in all aspects of real estate tax matters including representing property owners through all levels of appeal, implementing property tax strategies, and negotiating agreements with local municipalities
- ❖ Provides accurate property tax forecasts and advises on the tax implications related to real estate acquisitions, dispositions, and developments
- ❖ Knowledge and experience valuing all types of commercial real estate including urban and suburban office, laboratory and R&D, data centers, market and subsidized apartments, mixed use complexes, hotels and resorts, big box and retail centers, industrial, independent and assisted living facilities
- ❖ Currently represents over \$14 billion in assessed value
- ❖ Reduced tax assessment for a Boston apartment project by \$140 million in valuation, netting \$1.7 million in tax savings
- ❖ Successfully obtained tax exemptions across portfolio for a nonprofit organization

CREDENTIALS / EDUCATION

- ❖ J.D., *cum laude*, Suffolk University Law School
- ❖ Bar Admission: State of Massachusetts
- ❖ B.A. in Business Management, Gettysburg College
- ❖ Member of the Commercial Real Estate Development Association, Massachusetts Chapter (NAIOP) and the Greater Boston Real Estate Finance Association (REFA)
- ❖ Certificate in Real Estate Finance from Boston University Center for Professional Education
- ❖ Volunteer Lawyer with the Volunteer Lawyers Project in Boston