

January 9, 2015

Forty Under 40  
Business Record  
Business Publications Corp.  
100 4<sup>th</sup> Street  
Des Moines, IA 50309

Dear Selection Committee Members,

It is my pleasure to nominate JR Textor for recognition as one of the outstanding members of this year's Forty Under 40 class. JR is an excellent young leader both within the Greater Des Moines community and within Hubbell Realty Company. I believe, as a Forty Under 40 inductee he is deserving of this recognition.

As a professional, JR is a Commercial Leasing Manager and Property Manager. JR is responsible for maximizing the value of the Hubbell Realty Company's commercial properties under management by effectively managing the financial and physical performance of each asset. His career with Hubbell began in 2006 when he specialized in brokerage services that included Seller/Landlord representation, Buyer/Tenant representation, financial analysis, and consultation services. As a result of his continued success in the office/flex/industrial market segments he was appointed by Hubbell Realty Company to exclusively represent their portfolio of commercial properties. JR transitioned to Hubbell Property Management as an Account Executive in December 2009, and was quickly promoted to Commercial Leasing Manager in 2011. He then expanded his knowledge base in the commercial property arena which resulted in further responsibility as a Commercial Property Manager in January 2014.

JR's reputation of being a hard working, honest and reliable professional is reflected not only in his professional work but also in his civic leadership. JR was honored to be accepted into and graduated from the Greater Des Moines Leadership Institute (GDMLI) Class of 2012. In addition, JR contributes his leadership talents and knowledge of the Des Moines area through service as a board member of the Downtown Chamber.

One of JR's most impressive community initiatives is his involvement in Variety, the Children's Charity. He is a Young Variety board member and a "VIP" on a father/son team that collectively raises over \$35,000 annually for Variety Club. JR is also a Junior Achievement Volunteer Teacher at Hubbell Elementary School.

JR is a very involved member of our community, and is an up and coming leader within our organization. I believe JR is the type of young professional that is deserving of inclusion in this year's class of Forty Under 40.

Sincerely,

CBRE | Hubbell Commercial



Kyle Gamble, CCIM, SIOR, LEED AP  
Senior Vice President & Managing Director