

# Judy Ni

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## **Business Experience:**

### Windfall Group LLC

Aurora, Illinois

Director of Real Estate

May 2017 - Present

- Oversee all aspects of real estate including property management, leasing, asset management, acquisitions, dispositions, development planning and construction. Currently managing over two million square feet of real estate investment and development projects.

#### Real Estate Management and Development Portfolio

- Pacific Square LLC  
*Aurora, IL*
  - Redevelopment of the former Yorkshire Plaza.
  - Brought in 30 new businesses to Pacifica Square.
- Pacifica Champaign LLC  
*Champaign, IL*
  - Development of 402 bed student housing in Urbana Champaign.
- Pacific Square Burnsville LLC  
*Burnsville, MN*
  - Redevelopment of the lower level of the Burnsville Center Mall in Minnesota. Brining in a 64,000 SF grocery store and food hall concept.
- 465 Cermak LLC  
*Chicago, IL*
  - Redevelopment of the 300,000 SF historical landmark building on Cermak and Canal in Chicago. Developing a comprehensive mixed use hub for the community.
- Pacifica Rolling Meadows LLC  
*Rolling Meadows, IL*
  - Redevelopment of a former Sam's Club to an Asian Lifestyle Center. Approximately 120,000 SF
- Pacifica Doraville LLC  
*Doraville, GA*
  - Redevelopment of an existing distressed property. Approximately 34,000 SF.
- Windfall Rockville LLC  
*Rockville, MD*
  - Redevelopment of an existing distressed property. Approximately 100,000 SF.
- Pacifica Fairfax LLC  
*Fairfax, VA*
  - Redevelopment of a former Dick's Sporting Goods. Approximately 80,000 SF.
- More...

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## **Business Portfolio:**

### Chillaxe Aurora LLC

Founder and Partner of Chillaxe Aurora, an axe throwing sports bar. Oversee business financials and performance. Strategize to improve business sales and marketing.

### Te'amo Pinecrest LLC

Founder and Partner of Te'amo Boba Bar, an organic bubble tea shop brand. Collaborating in all aspects of business development, operations, and fostering growth.

### Two Hands Aurora LLC

Partner of Two Hands Korean Corndogs. Collaborating in business establishment and operations, overseeing strategic decision-making, vendor relationships, and team leadership.

### Advanced Cosmetics PMU Inc

Partner of Am Perfect Spa. Involved in all aspects of business development, operations, and driving growth.

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## **Skills:**

- Bilingual: Mandarin / English
- Excellent time management and problem solving skills
- Excellent leadership skills
- Excellent teamwork and communication skills
- Able to adapt to new environments and situations
- Able to work in a fast-paced environment

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## **Awards and Involvement:**

- Mayor's Award of Excellence 2022 (Aurora)
- 2022 NACC Four under Forty Nominee
- Member of the Naperville Area Chamber of Commerce
- Member of the DuPage Convention and Visitors Bureau
- Executive Board Member of Aurora Regional Chamber of Commerce
- ICSC CenterBuild Leaders Under 40 Class of 2023
- 2024 Top 20 Women of Excellence

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## **Education:**

Loyola University Chicago, Quinlan School of Business  
Master of Business Administration (M.B.A.)  
Bachelor of Business Administration

May 2016 - May 2017  
September 2012 – May 2016