

# UNITED STATES HOUSE OF REPRESENTATIVES FINANCIAL DISCLOSURE STATEMENT

FORM B

For use by candidates and new employees

Period covered: January 1, 2013 - 2014

LEGISLATIVE RESOURCE CENTER, 5

2014 APR - 9 AM 11:59

OFFICE OF THE CLERK  
HOUSE OF REPRESENTATIVES

Name: Bryan Zachary Matheny Daytime Telephone: 336-7633489

APR - 4 2014

(Office Use Only)

Filer Status	<input checked="" type="checkbox"/> Candidate for the House of Representatives	State: <u>NC</u> District: <u>06</u>	Date of Election: <u>5/6/14</u>	Check if Amendment <input type="checkbox"/>	A \$200 penalty shall be assessed against any individual who files more than 30 days late.
	<input type="checkbox"/> New officer or employee	Employing Office: _____			

In all sections, please type or print clearly in blue or black ink.

## PRELIMINARY INFORMATION — ANSWER EACH OF THESE QUESTIONS

I. Did you or your spouse have "earned" income (e.g., salaries or fees) of \$200 or more from any source in the reporting period? If yes, complete and attach Schedule I.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	IV. Did you hold any reportable positions on or before the date of filing in the current calendar year or in the prior two years? If yes, complete and attach Schedule IV.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
II. Did you, your spouse, or a dependent child receive "unearned" income of more than \$200 in the reporting period or hold any reportable asset worth more than \$1,000 at the end of the period? If yes, complete and attach Schedule II.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	V. Did you have any reportable agreement or arrangement with an outside entity? If yes, complete and attach Schedule V.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
III. Did you, your spouse, or a dependent child have any reportable liability (more than \$10,000) during the reporting period? If yes, complete and attach Schedule III.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	VI. Did you receive compensation of more than \$5,000 from a single source in the two prior years? If yes, complete and attach Schedule VI.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Each question in this part must be answered and the appropriate schedule attached for each "Yes" response.

## EXCLUSION OF SPOUSE, DEPENDENT, OR TRUST INFORMATION — ANSWER EACH OF THESE QUESTIONS

TRUSTS—Details regarding "Qualified Blind Trusts" approved by the Committee on Ethics and certain other "excepted trusts" need not be disclosed. Have you excluded from this report details of such a trust benefiting you, your spouse, or a dependent child?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
EXEMPTION—Have you excluded from this report any other assets, "unearned" income, transactions, or liabilities of a spouse or dependent child because they meet all three tests for exemption? Do not answer "yes" unless you have first consulted with the Committee on Ethics.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Name Bryan Zachary Mahteny Page 2 of 5

**Exclude: Military pay (such as National Guard or Reserve pay), federal retirement programs, and benefits received under the Social Security Act.**

**This page may be copied if more space is required.**

Name Bryan Zachary Matheny Page 3 of 5

**For additional assets and unearned income, use next page.**

# **SCHEDULE III – LIABILITIES**

Name

Bryan Zachary McHenry

Page

4 of 5

Report liabilities of over \$10,000 owed to any one creditor at any time during the reporting period by you, your spouse, or dependent child. Mark the highest amount owed during the reporting period. **Exclude:** Any mortgage on your personal residence (unless there is rental income); loans secured by automobiles, household furniture, or appliances; liabilities of a business in which you own an interest (unless you are personally liable); and liabilities owed to a spouse, or the child, parent, or sibling of you or your spouse. Report revolving charge accounts (i.e., credit cards) only if the balance at the close of the previous calendar year exceeded \$10,000.

SP, DC, JT	Creditor	Date Liability Incurred mo/year	Type of Liability	Amount of Liability										
				A \$10,001 – \$15,000	B \$15,001 – \$50,000	C \$50,001 – \$100,000	D \$100,001 – \$250,000	E \$250,001 – \$500,000	F \$500,001 – \$1,000,000	G \$1,000,001 – \$5,000,000	H \$5,000,001 – \$25,000,000	I \$25,000,001 – \$50,000,000	J Over \$50,000,000	K Spouse/DC Liability over \$1,000,000
	<i>Example:</i> First Bank of Wilmington, DE	May 1998	Mortgage on 123 Main Street, Dover, DE				X							
	Bank of America		Revolving Credit		X									
	Bank of America		Revolving Credit	X										

# **SCHEDULE IV – POSITIONS**

Report all positions, compensated or uncompensated, held on or before the date of filing during the current calendar year and in the two prior years as an officer, director, trustee, partner, proprietor, representative, employee, or consultant of any corporation, company, firm, partnership, or other business enterprise, any nonprofit organization, any labor organization, or any educational or other institution other than the United States.

**Exclude:** Positions listed on Schedule I; positions held in any religious, social, fraternal, or political entities (such as a political party or campaign organization); and positions solely of an honorary nature.

Position	Name of Organization
City Councilman	City of Greensboro

# **SCHEDULE V – AGREEMENTS**

Name Bryan Zachary McHenry

Page 5 of 5

Identify the date, parties to, and general terms of any agreement or arrangement with respect to: future employment; a leave of absence during the period of government service; continuation or deferral of payments by a former or current employer other than the U.S. Government; or continuing participation in an employee welfare or benefit plan maintained by a former employer.

Date	Parties To	Terms of Agreement
4/4/2014	Brantly Properties, Inc and White Oak Capital, Inc	See Attached #3

# **SCHEDULE VI – COMPENSATION IN EXCESS OF \$5,000 PAID BY ONE SOURCE**

Report sources of such compensation received by you or your business affiliation for services provided directly by you during the two prior years. This includes the names of clients and customers of any corporation, firm, partnership, or other business enterprise, or any nonprofit organization if you directly provided the services generating a fee or payment of more than \$5,000. Exclude: Payments by the U.S. Government and any information considered confidential as a result of a privileged relationship recognized by law. Do not repeat information listed on Schedule I.

Source (Name and Address)	Brief Description of Duties
Example: Doe Jones & Smith, Hometown, Homestate	Accounting services

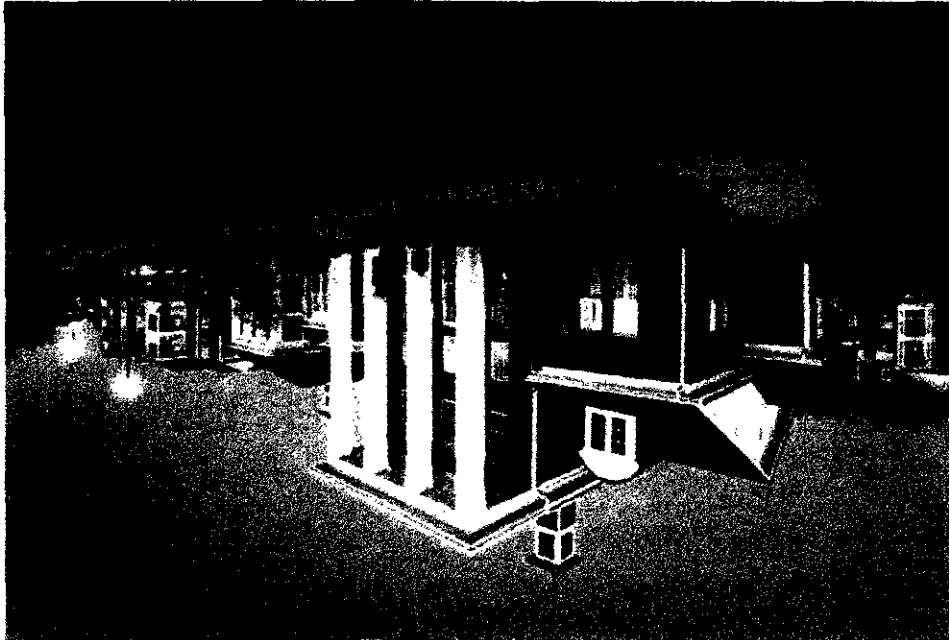
## **Bell Great Bridge**

*As of: 12/31/2013*

Acquisition Date: 11/15/2010

Location: Chesapeake, VA

Units: 192



**Bell HNW Fund IV 2013 Portfolio - Bell Fund Share of Asset Performance**

*Avalon Capital Partners, LLC*

*Investment*

2

STABILIZED PROPERTIES	
APARTMENTS	
Bell Midtown; Nashville, TN	
Bell Park Central; Dallas, TX	
Bell Morrison; Charlotte, NC	
Bell Miramar; Ft. Lauderdale, FL	
Bell Harrisfield; Atlanta, GA	
Bell Design District; Dallas, TX	
Bell Parkland; Ft. Lauderdale, FL	
Bell Tech Corridor; Austin, TX	
Bell Preston View; Metro Raleigh, NC	
Bell Franklin Gateway; Metro Nashville, TN	
Bell at Universal; Orlando, FL	
Bell Lake Creek; Austin, TX	
STABILIZED FUND TOTAL	
NON-STABILIZED PROPERTIES	
Bell Del Ray; Alexandria, VA	

ACQUISITIONS

Property Name/Location
Bell Preston View Metro Raleigh, NC
Bell Franklin Gateway Metro Nashville, TN
Bell at Universal Orlando, FL
Bell Lake Creek Austin, TX

22



Bell Tech Corridor, Austin, TX



Bell Tech Corridor, Austin, TX

Bell Tech Corridor Bell Tech Corridor, a 344 unit property in Austin, Texas, was purchased by Bell Fund IV on November 30, 2013. The property was positioned as a "B" product in an "A" submarket. We believe there exists an opportunity to enhance value through renovation and capture growth given the area's strong fundamentals. The \$3.0 million capital plan includes upgrading the apartment interiors by painting cabinet boxes and doors in kitchens and baths, and installing new stainless steel appliances, faucets and kitchen sinks, laminate counter-top, and two-inch blinds. As part of the amenity enhancements, the fitness center, business center, and resident lounge were redesigned. We have substantially completed the amenity enhancements and interior renovations have been completed for 151 units, or 44% of the property. A rental premium of \$63 is being captured, thus far, representing a 15.7% return on investment. Gross potential rent has grown 7.8% since acquisition. Austin's economic and demographic trends continue to support strong apartment fundamentals with extensive corporate expansions at nearby major multinational corporations, including Apple, IBM, Google, and Facebook. This growth should increase demand and boost cash flow.



3



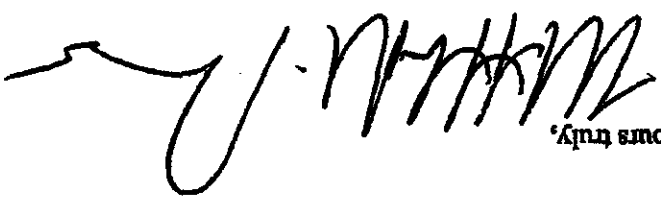
Real Estate Brokerage and Property Management

April 4, 2014

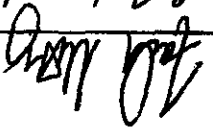
Mr. Zack Matheny  
White Oak Capital, Inc.  
826 N. Elm St.  
Greensboro, North Carolina 27401

Re: Bryant Park Apartments, LLC

Brantley Properties, Inc., as the Managing Member of Bryant Park Apartments, LLC (the ownership entity of Morehead West Apartments located at 1932 West Morehead St., Charlotte, NC 28208), has agreed to pay Zack Matheny two percent (2%) of the disposition proceeds, if any, upon the sale of the property as defined in Article VI, Section 6.02 (d) of the Bryant Park Apartments, LLC Operating Agreement dated May 21, 2013. Per the Section 6.02 (d), one percent (1%) will be distributed to Zack Matheny by Member Brantley Properties, Inc. and the other one percent (1%) will be distributed to Zack Matheny by Member Camp Greene, LLC

Yours truly,  


Matthew M. Ralston  
President & CEO

Agreed and accepted by:   
(Name) B. Zachary Matheny  
(Date) 4/4/2014

MAILING ADDRESS: POST OFFICE BOX 9886 • GREENSBORO, NC 27429  
826 N. ELM STREET, SUITE 200 • GREENSBORO, NC 27401  
336-373-0028 • 336 373-0029 (FAX)