

EDUCATION

University of Southern California, Marshall School of Business

Master of Business Administration

Los Angeles, CA

May 2009

Tufts University

Bachelor of Arts, International Relations & Economics

Boston, MA

May 2005

EXPERIENCE

EB Arrow

Dallas, TX

EB Arrow is an experienced commercial real estate firm specializing in mixed-use, multi-tenant and single-tenant retail properties located throughout the United States. The team identifies properties with redevelopment potential and creates value through disciplined approach to development, leasing, asset management, investor relations and marketing. EB Arrow's track record includes \$3.5 billion in completed transactions and currently manages approximately \$1.5 billion in assets.

Vice President of Acquisitions

March 2019 – Dec 2020

- Acquisition – led underwriting/analysis/due diligence process of a 25 multi-tenant property portfolio (\$335M transaction)
- Asset Management – worked with construction and property management teams to execute acquisition goals of relocating and delivery of national credit tenant build-to-suit projects (Ross, Office Depot, Michaels). Also worked with tenants directly to maintain tenancy stability
- Ground-up Development projects – Performed due diligence, financial analysis on \$110M 38-acre masterplan redevelopment in Dallas, TX in conjunction with SVP of Development. Assisted on the process of obtaining City of Dallas approval to utilize Tax incentive Financing to subsidize site abatement and demolition costs, as well as future vertical developments, for an aggregate amount of \$92 million in TIF incentives.

Cheer Land Investment Group

New York, NY/Irvine, CA

Cheer Land Investment Group is a private equity group focused on commercial real estate development and value add investments in the United States with approximately \$620 Million under management

Director

October 2014 – 2019

- Oversee management of property operations by supporting strategic planning, management, leasing, financial analyses, operating and capital budgets, IRR returns, and reporting with regards to performance of each asset.
- Asset acquisition – conduct analysis of assets to be acquired by the firm, occurring during the initial evaluation of the property and during the due diligence of the asset to ensure each asset can be managed to the level as outlined in the acquisition, underwriting, and long-term budget
- Maintain an understanding of property's position in the context of its market and primary competitive set; develop city governmental relationships to ensure collaboration with city remains optimal and in-line with city objectives
- Manage general property level analysis functions (i.e. CAM reconciliations, property management contracts, RFPs, construction contracts, tenant improvement construction, and vendor contracts).

Pacific Castle Management, Inc.

Irvine, CA

Pacific Castle is a commercial real estate owner/operator firm specializing in value-add retail shopping center investments in the western United States with \$500 Million under management

Senior Associate

July 2013 – September 2014

- Sourced and underwrote potential commercial retail shopping center acquisitions
- Co-led sourcing of new investor groups as equity partners
- Completed 5 commercial retail transactions worth \$90 million; roundtripped properties generated 20%+ IRR returns for LP investors

US Topco Energy Inc.

El Monte, CA

US Topco Energy is a solar photovoltaic project developer specializing in utility-scale power plant development; services include obtaining land control, negotiating Power Purchase Agreements, procuring materials and managing the construction of developed projects

Finance Manager

2011 – June 2013

- Successfully initiated and negotiated with lender to finance the construction of a \$20 million solar PV project in Lancaster, CA; subsequently coordinated and assisted in negotiating the disposition of such project to institutional investors
- Constructed financial models for ground-up solar PV project developments and potential project acquisition opportunities factoring in Power Purchase Agreement terms, tax variables, financing terms, and projected operational expenses; partnership level investment return analysis were also provided based on the investment structure
- Managed internal and external accounting and legal staff on the drafting, negotiation, and execution of term sheets, financing documents, and contracts associated with solar project financing

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Irvine, CA

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Senior Financial Analyst

2005 - June 2011

- Provide underwriting of acquisitions for the joint venture fund with Prudential Real Estate Investments (PREI) with ARGUS and excel models, incorporating property level and partnership level waterfall structures
- Prepare investment & research summaries & documentation for JV investment board. Such board books contain asset market information, comparatives, demographics, property financial analysis, required capex, and several scenarios of investment return accompanies by different assumptions. The JV deployed approximately \$100 million dollars to acquire 3 assets.
- Supported property management team with marketing programs for company portfolio properties- including event planning in support of promoting the property and tenants.

ADDITIONAL INFORMATION

- Computer: Argus DCF Evaluation, Excel, Word, PowerPoint
- Languages: Mandarin, English