

# SPENCER TYSON WARD

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## EDUCATION

### THE WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA

Philadelphia, PA

#### *MBA Candidate, Dual Major: Management and Entrepreneurship & Innovation*

2023-2025

- Leadership: Wharton Real Estate Club (Board: Vice President of Finance Education)
- Activities: Penn Wharton Entrepreneurship; PE/VC Club, Ski & Snowboard Club, Photography Club, Food Club

### UNIVERSITY OF MICHIGAN | STEPHEN M. ROSS SCHOOL OF BUSINESS

Ann Arbor, MI

#### *Bachelor of Business Administration*

2011-2015

- Honors & Awards: \$40,000 merit-based Michigan Tradition Academic Scholarship; Academic Honors Fall 2013; Kraft Heinz Annual Go-To-Market Strategy Challenge Champion; "Bull" Zerman Leadership Award for excellence in fraternity recruitment
- Leadership: Principal & Chairman of Investment Committee, Ross Portfolio Management; Recruitment Chair, Phi Gamma Delta
- Extracurricular: Research Assistant for published game theory and econometrics paper "Systematic Differences in Beliefs About Others in Strategic Interactions"; Michigan Daily Newspaper (3x Employee of the Month); Michigan Ski & Snowboard Club

## EXPERIENCE

### CIM GROUP

Los Angeles, CA

*CIM Group is a real estate owner, operator, lender and developer with assets across the Americas totaling roughly \$31 billion*

#### **Associate Vice President, Investments**

2022-2023

- Sourced, evaluated, and negotiated real estate investments by cultivating broker relationships, developing investment theses through cross-division collaboration, and leading contract negotiations to inform equity investments totaling \$91mm as of Q2'23
- Selected by Head of Investments to serve as Investment Committee Manager ensuring effective meetings by reviewing and editing all equity investment memos to guarantee high degree of detail ultimately needed for investment decision
- Led weekly pipeline meetings to keep 60-person team apprised of latest transactions across products and geographies

#### **Senior Associate, Investments**

2021-2022

- Elected by peers to lead 5-person team focused on Associate recruiting, resulting in 57% year-over-year increase in the number of submitted applications and the largest number of female and underrepresented minority new hires at the company

#### **Associate, Investments**

2019-2021

- Generated financial models, performed market research, and prepared investment memos to inform equity investment decisions

#### *Select Investment Experience*

- Acquisition of ~120,000 SF land site along prime Sunset Strip with intended mixed-use development business plan consisting of luxury high-rise residential apartments and condominiums, Class A office space, and ground-floor retail uses (August 2022)
- Acquisition of ~65,000 SF land site situated across Los Angeles and West Hollywood for mixed-use development (May 2022)
- Co-Investment of ~100,000 SF office tower in Downtown Seattle for gut renovation and lease-up business plan (April 2021)

### J.P. MORGAN

New York, NY

#### **Investment Banking Analyst, Real Estate, Gaming & Lodging Group**

2018-2019

- Prepared capital analyses for real estate clients to evaluate strategic alternatives including mergers, acquisitions, and divestitures

#### *Select Transaction Experience*

- TIER REIT & Cousins Properties merger, \$2.3bn (June 2019)
- Louis Vuitton Moët Hennessy & Belmond Ltd acquisition, \$3.2bn (April 2019)

### DEUTSCHE BANK

New York, NY

#### **Investment Banking Analyst, Mergers & Acquisitions Group**

2015-2018

## ADDITIONAL INFORMATION

- Board Member, Moonlight Group ('19-'22): Modeled and pitched digital real estate business; raised \$850,000+ seed investment
- Property Manager, Cinderella Properties ('19-'22): Marketing, leasing, budgeting and maintenance of 10 units in Los Angeles
- Program Ambassador, Top Honors Inc. ('16-'19): Non-profit providing math tutoring to New York City middle school students
- Interests: History of Paris (Post-French Revolution); Optical physics; Le Corbusier furniture; Automotive powertrain mechanics