

KAYODE OLA

347 – 387 - 1465 | kayodeo@wharton.upenn.edu | <https://www.linkedin.com/in/kayode-ola-a3100056/>

Experienced real estate executive with ten (10) years of experience in real estate investments and operations. Proven ability to identify and proactively manage real estate portfolio risks while maximizing returns through strategic dispositions, lease negotiations and deal sourcing. Strategic problem solver. Adept at securing favorable financial terms, working closely with executive leadership and collaborating daily across all key company departments.

EXPERIENCE

SPIRIT REALTY CAPITAL (NYSE: SRC)

Dallas, TX

Asset Management Analyst (5/2016 – 12/2016), Associate (1/2017 – 12/2018), Asset Manager (12/2018 – 12/2020), Director of Asset Management (1/2021 – 7/2021), Vice President of Asset Management (8/2021 – 12/2023), **Vice President/Co-head of Asset Management (12/2023 – Present)**

- Led, hired and trained a 7-person team responsible for identifying, evaluating, and mitigating risks for a \$5B portfolio comprising of 30MM square feet across 1,050 retail and industrial properties.
- Collaborated with CIO to define the company's long-term strategy for its portfolio including capital recycling and new investments.
- Oversaw the company's real estate activities including development funding, leasing, acquisitions, dispositions, and constantly exceeded operating metrics.
- Member of Spirit's DEI council that executed policies under the direction of executive leadership and won the 2022 NAREIT Silver award.

Select Transaction Experience:

- Led ramp up of disposition efforts for the company utilizing extensive broker relationships and negotiation skills to successfully close over \$1.5B in accretive retail and industrial transactions.
- Sourced and structured over \$300MM of retail and industrial sale leaseback transactions from existing relationships.
- Managed client relationships and proactively negotiated lease extensions totaling \$55MM ABR for Fortune 500 industrial and retail clients such as Home Depot and Lowe's.

VERO CAPITAL

New York, NY

A private equity firm with over \$1.7B of primarily multifamily real estate

Acquisitions & Asset Management Analyst

2015 - 2016

- Underwrote 25 deals comprising of multifamily and retail properties valued at over \$850MM across fifteen (15) states.
- Lead analyst for \$29MM multi-family acquisition; assisted in due diligence and prepared comprehensive analysis for management.
- Developed and managed weekly performance reports that helped maintain a high occupancy rate of >90%.

NYU SCHACK INSTITUTE OF REAL ESTATE

New York, NY

Graduate Research Assistant

2014 - 2015

- Conducted research for two (2) tenured professors regarding stalled construction projects in NYC and presented findings to the New York Building Congress Foundation.
- Created Excel models using data from Property Shark, REIS, NYC Department of Finance, NYC Department of Building, and interviews.

KAYODE OLA PAGE TWO

EDUCATION

THE WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA
Executive MBA Candidate (Finance Major)

Philadelphia, PA
2024

NEW YORK UNIVERSITY – Schack Institute of Real Estate
Master of Science, Real Estate Finance & Investments (3.7/4)

New York, NY
2016

UNIVERSITY OF LAGOS
Bachelor of Science; Real Estate Management (4.7/5)

Lagos, Nigeria
2012

ADDITIONAL INFORMATION

- **Professional:** Urban Land Institute (North Texas), International Council of Shopping Centers (ICSC), Project Destined (Mentoring of College Students).
- **Skills:** Market analysis (CoStar, Placer AI, Land Vision), Customer Relationship Management (Salesforce), Financial Analysis (CapIQ, Microsoft Excel)
- **Interests:** Travel (45 states), Soccer, History