

JAVIER F. JIMENEZ

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EXECUTIVE SUMMARY

Real Estate Executive with extensive sales, debt and private equity experience. Held responsibilities for the disposition, acquisition and management of properties, portfolios and investments. Skills include:

- Investment Strategy
- Debt and Equity Structuring
- Portfolio Valuation
- Asset Management
- Strong Market Relationships
- Deal Origination
- Workouts/Restructures
- Acquisition and Joint Ventures

PROFESSIONAL HISTORY

CAPITAL INVESTMENT ADVISORS, INC. Los Angeles, CA

2001 – Pres

PRESIDENT/CEO

Principal and CEO overseeing every aspect of CIA's transactions and management operations. The company is known for its extensive knowledge, insight and their ability to pro-actively create solutions before problems arise. Emphasis is placed on the planning process to ensure a smooth transition from initial application through disposition of asset.

JONES LANG LASALLE, Los Angeles, CA

1996 – 2001

VICE PRESIDENT, INVESTMENT BANKING/CAPITAL MARKETS GROUP

Supervised and directed underwriting, due diligence, cash flow analysis, P&S negotiations and closed in excess of over \$800 million in commercial real estate transactions. Notable transactions include:

- *Fox Plaza* - Successfully directed the sale and underwriting of a 750,000sf premier class A office building located in Century City, California (\$400 Million).
- *San Diego Tech Center* - Directed the underwriting and marketing of the San Diego Tech Center, a 650,000sf office/R&D building located in San Diego, California.
- *Wilshire Grand* - Executed the sale of a \$40 Million telecom redevelopment opportunity located in downtown Los Angeles.
- *Library Tower* - Executed the refinancing of Library Tower, a 1.3 million sf premier Class A office building located in downtown Los Angeles (\$200 Million)
- *Xerox Center* - Supervised and directed the sale/leaseback and debt placement of Xerox Center, a 830,000sf industrial headquarter for Xerox Corporation.
- *Colonnade North and South* - Executed a highly leveraged sale/lease back transaction valued at over \$100 million. Analysis included valuing tax opportunities from debt structures.

OLYMPIC REALTY ADVISORS, West Los Angeles, CA
(*CALPERS Pension Fund Advisor*)

1994 –1996

ASSOCIATE, INVESTMENT BANKING GROUP

Directed underwriting, due diligence, cash flow analysis, documentation and closings. Overall strategic and P&L responsibility for commercial property portfolios. Supervised business plan formulations, property management teams, property leasing, tenant improvements, daily operations and facilitated dispositions.

- Negotiated and executed over \$200 million in lease transactions and loan restructures.
- Identified problem assets and initiated procedures to increase property cash flows and values
- Participated in over \$500 million in senior secured financing for homebuilders.
- Managed over \$100 million in the Chapter 11 Plan of Reorganization filings.

NATIONAL PARTNERSHIP INVESTMENT CORP., West Los Angeles, CA **1992 – 1994**

SENIOR FINANCIAL ANALYST, ACQUISITIONS GROUP

Managed the underwriting, research/analysis, and market analysis functions for all multifamily acquisitions. Led portfolio presentations to the Board for partnership syndication.

- Solicited, underwrote, structured and contributed to the closing of over 500 million in multifamily real estate transactions.
- Reported directly to the Director of Acquisitions and CEO.
- Developed standardized computer models for investment valuation and analysis.
- Prepared sensitivity analysis for Fortune 200 equity pools.

FIRST CITY CORPORATION, West Los Angeles, CA

1990 – 1992

FINANCIAL ANALYST, INVESTMENT BANKING

- Prepared research and financial analysis for over 150 commercial real estate properties.
- Designed systems for analyzing metropolitan area market and sub-market supply and demand.
- Created and directed the REO small transaction group for the company.

EDUCATION

University of Southern California - Marshall School of Business
B.S., Real Estate Finance with Honors

MISCELLANEOUS

California Broker
Current Executive Board Member of Don Bosco Technical Institute
Current Executive Board Member of RESCUE
Former Board Director of LA Street Project
Former Board Member of the National Hispanic Realtor Association Inland Empire
Former President and Board Member of RidgePoint Homeowners Association