

**USC Price**  
*Dollinger Master of  
Real Estate Development*

2025 – 2026 Student Profiles

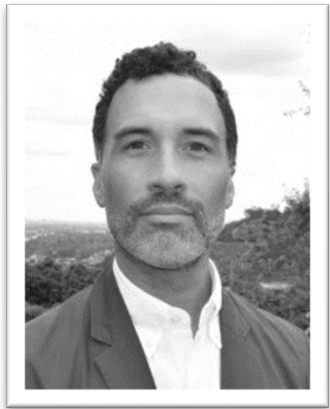
• Eric Adler	MRED (Part-Time, First Year)
• Rob Aitcheson	MRED (Part-Time, First Year)
• Justin Bardi	MRED (Full-Time)
• Desiree Bieber	MRED (Full-Time)
• Alex Blecksmith	MRED (Full-Time)
• Chad Boole	MRED (Full-Time)
• Kelly Boyle	MRED (Part-Time, Final Year)
• Marty Caserio	MRED (Full-Time)
• Jean Carlo Castillo	MRED (Part-Time, Final Year)
• Laura Chen	MRED (Part-Time, First Year)
• Yujie (Richard) Cheng	MRED (Full-Time)
• Amita Davis	MRED (Full-Time)
• Kevin Ellyson	MRED (Part-Time, Final Year)
• Hayden Exstrom	MRED (Part-Time, Final Year)
• Kimberly Fontaine	MRED (Full-Time)
• Alexandra Franklin	MRED (Full-Time)
• Hugh Garvey	MRED (Full-Time)
• John “JC” Genova III	MRED (Part-Time, First Year)
• Michael Gomez	MRED (Full-Time)
• Ellis Gould	MRED (Full-Time)
• Ahmed I. Kabir	MBA/MRED (Part-Time, First Year)
• Jonathan Kishaba	MRED (Full-Time)
• Jay Lam	MRED (Part-Time, First Year)
• Colin LaPorte	MRED (Part-Time, First Year)
• Marc Lebanoff	MRED (Part-Time, Final Year)
• Collin Lehman	MRED (Full-Time)
• Stormie Leoni	MRED (Part-Time, Final Year)
• Ramon Luquin Jr	MRED MUP/MRED (Full-Time)
• Pauline Martinez	MRED (Part-Time, First Year)
• Jack Morrell	MRED (Part-Time, Final Year)
• Kamber Moss	MRED (Full-Time)
• Megan Nassirzadeh	MRED (Full-Time)
• Eric Nemirovsky	MRED (Full-Time)
• David Paxton	MRED (Full-Time)
• Sam Pugsley	MRED (Full-Time)
• Jake Robbins	MRED (Full-Time)
• Matin Roshan	MRED (Part-Time, Final Year)
• Raymond Salem	MRED (Part-Time, Final Year)
• Herman Sarim	MRED (Part-Time, First Year)
• Paris Sato	MRED (Full-Time)
• Elina Segal	MRED (Full-Time)
• Joeun Shin	MRED (Full-Time)
• Kevin Kyung-Soo Sin	MRED (Part-Time, First Year)
• Adam Tekunoff	MRED (Part-Time, Final Year)
• Shane Terry	MRED (Part-Time, First Year)
• Aidan Tracey	MRED (Part-Time, First Year)
• Jiaqi Wu	MRED (Part-Time, First Year)
• Hansheng (Tony) Zhang	MRED (Full-Time)
• Nick Zocher	MRED (Part-Time, First Year)



### **Eric Adler | MRED (Part-Time, First Year)**

Eric is pursuing his MRED at USC part-time after being in the real estate industry for over 7 years, working in several facets of the industry. He holds active Orange County Association of Realtors and State of California Real Estate Licenses where he acquired experience in real estate sales, leases, investments, and contracts. Eric co-founded Apex Acquisition Partners LLC, a company focused on acquiring properties through trusts and foreclosure sales. He also co-founded Blue Pacific Real Estate, a self-contained brokerage designed to move quickly and efficiently on transactions. His passion for real estate developed after joining Nicholson Companies in

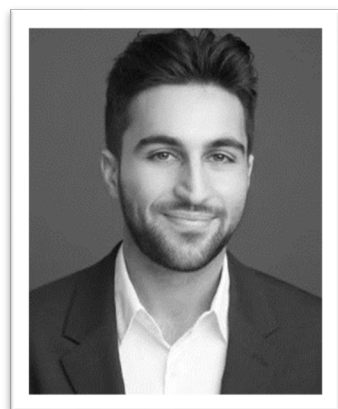
Newport Beach and taking on special residential development responsibilities. He then joined the Compass Team in Newport Beach, further developing his knowledge of the Orange County market before rejoining Nicholson Companies as Land Acquisition Manager. Eric is a graduate of Georgetown University with a degree in History in 2016.



### **Rob Aitcheson | MRED (Full-Time)**

Rob Aitcheson is a consulting architect who brings twenty years of experience in planning, entitlements, design, and construction administration. Having worked in Toronto, New York and Los Angeles, Rob has played a key part in realizing urban mixed-use projects for international and regional developers. Prior to his current role, he managed the design and consulting office SCAAA in Los Angeles and, at the award-winning international firm Arquitectonica, he was a Senior Associate specializing in design project management. His experience ranges from commercial interior architecture to master planning and new construction projects

valued at over \$100M. Rob obtained Bachelor of Environmental Studies and Master of Architecture degrees from the University of Waterloo. He is a licensed architect in multiple states, and he is a LEED Accredited Professional.



### **Justin Bardi | MRED (Full-Time)**

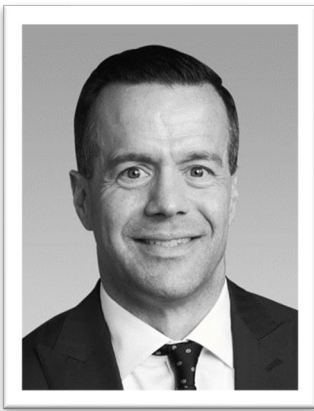
Justin brings a strong background in real estate investment, acquisitions, and asset management, with experience across multiple asset types including multifamily, retail, industrial, office, and medical real estate. He currently works on acquisitions at Pacific Developments, a family office focused on acquiring and repositioning assets throughout the Western U.S. Previously, Justin was an Analyst at Tides Equities, where he oversaw the asset management of a \$3 billion portfolio totaling over 7,500 multifamily units across Arizona, Nevada, and Texas. He also held acquisitions and asset management roles at Brookfield Properties and MJW Investments.

Justin earned his Bachelor of Business Administration with a concentration in real estate from Babson College.



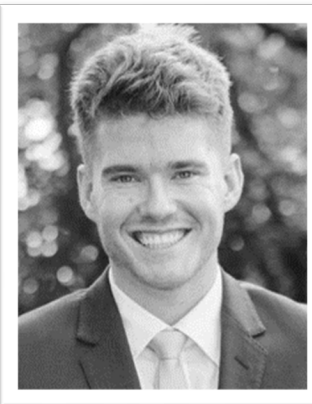
### **Desiree Bieber | MRED (Full-Time)**

Desiree brings six years of multifamily asset management and property management experience working for Jamboree Management and Western National Group. Her focus is to develop and implement strategies to optimize operational performance and provide insight on budgeting and financial forecasting. She identifies opportunities and oversees operations for capital improvement projects that preserve long-term value and offer the highest return on investment. Desiree also holds her California Real Estate License and works with Hyve Properties focused on selling and leasing commercial real estate including medical and dental offices. Before beginning her career in commercial real estate, she spent six years as a professional golfer competing on the LPGA Symetra Tour. Desiree earned her undergraduate degree in Communication Studies in 2013 from the University of Texas at Austin graduating with honors and was a letterwinner as a member of their women's golf team.



### **Alex Blecksmith | MRED (Full-Time)**

Alex joined Colliers in 2005 and specializes in the sales, leasing, and investments of Industrial assets within the Los Angeles Basin market. With expertise in national tenant expansion and representation of principals, operators, and occupiers across a wide spectrum of real estate needs, Alex has established himself as a trusted, reliable advisor to his clients, colleagues, and business partners. Over his career, he has been involved in well over 360 transactions exceeding more than \$650 million in total consideration. He is a 2001 graduate of Bucknell University, where he was a member of the Bucknell Bison football team and named to the Patriot League Academic Honor Roll. In 2012, he received his MBA and Certificate of Financial Analysis and Valuation from USC's Marshall School of Business. In addition, he obtained his CCIM Designation in 2011. Outside of work, Alex is an active and engaged volunteer leader at USC, Pasadena Tournament of Roses, Flintridge Preparatory School and in support of veterans' causes.



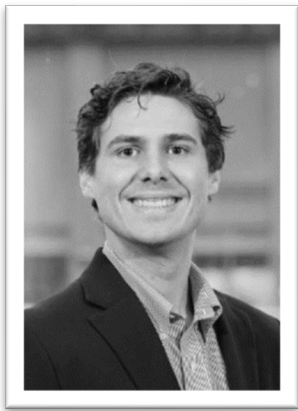
### **Chad Boole | MRED (Full-Time)**

Chad Boole is a seasoned professional with four years of experience in the residential corporate financing sector. Prior to attending USC's full-time MRED program, Chad worked as a Senior Analyst within the Asset Management division at Toorak Capital Partners, where he managed over \$1B in total assets and assisted in disposition of over \$350M in distressed debt. Before Toorak, Chad worked within the underwriting arm of Lend Simpli, where he validated the accuracy of borrower data and piloted the start of the ground-up construction program. Additionally, he has experience in property management and worked as a legislative assistant within the Florida State Senate. Chad earned his Bachelor of Science in Business Administration from the University of Central Florida in 2020, majoring in Real Estate. He is dedicated to the advancement of environmentally focused construction and fulfilling the need for middle housing within the United States.



### **Kelly Boyle | MRED (Part-Time, Final Year)**

Kelly serves as Executive Vice President of Project Development at Griffin Structures, specializing in strategic project delivery solutions for public, non-profit, and private sector partners. Named the 2024 Top Leader in the Private Sector by the APWA Southern California Chapter, she brings over two decades of expertise in real estate development and Public-Private Partnerships to drive Griffin Structures' regional growth from Silicon Valley to Southern California. Kelly is a licensed real estate broker in CA and NV. She was instrumental in the entitlement and development of the \$500 million Cornerstone Development in Las Vegas and served as developer for the complete build-out of Galleria Corporate Center. Her portfolio demonstrates a proven track record of managing complex, large-scale developments that create lasting community impact. She holds a Bachelor of Science in Real Estate Management from Washington State University, a Master of Public Administration from the University of Nevada, Las Vegas, and has completed a Certificate in Project Delivery from Harvard Graduate School of Design.



### **Marty Caserio | MRED (Full-Time)**

For the last 3 years, prior to his time at USC, Marty has worked at CBRE as a property manager helping oversee the operation of one of Chicago's trophy office assets, 150 N. Riverside Plaza. In this role, he is responsible for ensuring a high level of tenant and vendor service, compliance and risk mitigation in accordance to the fiduciary duty towards ownership group, Riverside Investment & Development Company. Simultaneously, Marty has worked in the real estate development space as an intern for ADF Capital, Ltd., a local Chicagoland value-add developer specializing in multifamily and retail properties. He focused mainly on performing deal analysis by analyzing offering memorandums and underwriting potential deals to evaluate and capitalize on redevelopment and acquisition opportunities. Marty received his Bachelor of Business Administration in Marketing in 2021 from Loyola University Chicago and graduated magna cum laude.



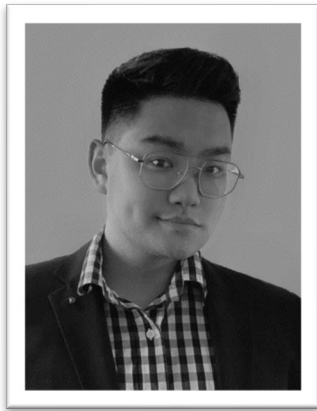
### **Jean Carlo Castillo | MRED (Part-Time, Final Year)**

Jean Carlo is a Director within MacLeod & Co., a commercial real estate brokerage firm specializing in the sale and leasing of industrial warehouses, high-velocity logistic properties, industrial outdoor storage, and land for development. He is a trusted advisor to corporate tenants, private equity groups, institutions, high net-worth investors, and end-users of industrial real estate. Over the course of three years, he has brokered the sale and lease of over \$180M of industrial assets. Jean Carlo spearheads the group's industrial outdoor storage platform, within the Greater Los Angeles market. His clients lean on his expertise in the areas of corporate site selection, lease negotiations, and the sourcing of institutional-grade acquisition opportunities. He is an active member of the Urban Land Institute (ULI) and has completed coursework in Real Estate Investment Analysis at UCLA Extension. He grew up in South Orange County and graduated from Loyola University Chicago in 2018 with a double major in International Business and Marketing.



### **Laura Chen | MRED (Part-Time, First Year)**

Laura is a highly skilled Civil Engineer with a proven track record of success across a range of high-profile projects. With expertise in estimating, BIM management, and project management, she has led initiatives such as the \$22 million utility and water recycling infrastructure at SoFi Stadium, in addition to overseeing BIM management for LAUSD school projects totaling \$75 million. As a 2018 undergraduate of USC Viterbi School of Engineering with a Bachelor of Science in Civil Engineering, Laura brings technical precision and strategic acumen to every endeavor. Now serving as a Project Engineer with USC FPM Capital Construction Development, she continues to excel by managing transformative capital projects and fostering interdisciplinary collaboration. Building on her certifications, including LEED AP BD+C, and her global perspective shaped by international experience, Laura is now advancing her expertise as a graduate student at USC. Her commitment to shaping sustainable and forward-thinking infrastructure defines her journey in the built environment.



### **Yujie (Richard) Cheng | MRED (Full-Time)**

I am an entrepreneur with experience in urban development and real estate investment. I currently own and manage California Gold Coast Investment LLC, focusing on procuring and developing lands with high potential, including ADUs, and optimizing operations through strategic cost management and team leadership. Previously, I worked as an Account Manager at Lenovo, expanding the business in the DC Metro area, and worked as a consultant at Eldon Group, where I analyzed market trends and proposed strategies for the renewable energy industry. I hold a Bachelor's degree in Economics from UC Merced, graduating in 2019. Looking forward to learn more at USC's MRED Program.



### **Amita Davis | MRED (Full-Time)**

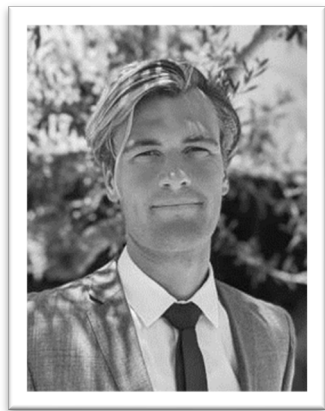
Amita is an entrepreneur and real estate developer for family-owned and operated businesses that specialize in custom residential single-family homes and commercial medical ambulatory surgery centers and clinics. As a small family business, Amita was responsible for nearly all aspects of the real estate development continuum gaining extensive knowledge in multiple areas. From market research, targeting acquisitions, contract negotiations, developing financing structures, managing budgets, insurance management, design, entitlements, construction management, and integrating fully operational businesses for use of the development, Amita learned by doing. After graduating UCLA with a Bachelor's in Business Economics and Accounting minor, she worked in Investment Banking at Donaldson, Lufkin, & Jenrette (DLJ) and Lehman Brothers. Her finance experience deepened by working in asset-based loans at Foothill Capital and mergers & acquisitions at Davita. At POM Wonderful, Amita worked across all departments including, sales, finance, marketing, customer service, and operations implementing business intelligence metrics and analytics.





### **Kevin Ellyson | MRED (Part-Time, Final Year)**

Kevin is a construction professional with 12 years of project management experience working for development companies and general contractors throughout Southern California and Washington. As Manager of Special Projects for Shawmut Design and Construction in Los Angeles, Kevin worked with retail companies to deliver successful projects to high end retail clients. From pre-construction and planning through close out, Kevin completed projects for clients Apple, Louis Vuitton and Chanel. While working as a Project Manager for Canfield Development, Kevin worked on numerous residential projects. Most notably, overseeing construction of USC student housing project, Hoover and Adams Apartments, a (46) unit apartment building with 2,000 SF of retail, pool and gym. Kevin received his Bachelor of Science in Construction Management from the University of Washington in 2012.



### **Hayden Exstrom | MRED (Part-Time, Final Year)**

Hayden is a real estate professional with expertise in multi-family and student housing acquisitions, asset management, debt structuring, and property management. Hayden currently serves as Senior Debt Manager at Crew Enterprises, a real estate investment company that focuses on DST offerings and their recently launched student housing REIT. Hayden oversees all debt securities related to a \$2 billion portfolio encompassing student housing, conventional multifamily properties, and ground-up development projects. Prior to his current role, Hayden played a pivotal role at Laguna Point Properties, a real estate private equity firm focused on value-add multifamily assets located throughout the West Coast. He closed over \$926 million in new acquisitions, facilitated dispositions exceeding \$183 million, and structured refinancing totaling \$45 million. Hayden holds a bachelor's degree in finance with a minor in Spanish from Brigham Young University-Hawaii. He is dedicated to driving further excellence through his involvement in the MRED program.



### **Kimberly Fontaine | MRED (Full-Time)**

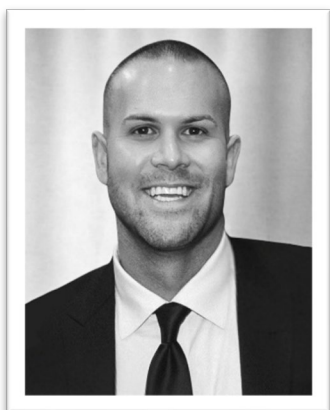
Kimberly has extensive experience managing multi-million-dollar commercial real estate projects across Los Angeles County, with a strong background in land use, permitting, property management, and real estate transactions. Currently serving as a Land Use & Permitting Senior Associate at Redcar Properties Ltd, Kimberly leads entitlement processes, regulatory compliance, and cross-functional team coordination to drive project success. She has also worked as a Real Estate Transaction Coordinator and Property Supervisor, overseeing lease administration, financial operations, and capital improvements. Kimberly earned her Bachelor of Science in Business Administration from Morgan State University in 2016 and completed her MBA from Mount Saint Mary's University in 2017. With expertise in regulatory navigation and strategic project execution, she aims to continue making a significant impact in commercial and residential real estate development.



### **Alexandra Franklin | MRED (Full-Time)**

Prior to starting at USC, Alexandra Franklin practiced commercial real estate law for five years at Akin Gump Strauss Hauer & Feld LLP in Los Angeles, where she represented real estate private equity funds, institutional investors, and climate-focused lenders in transactions totaling billions of dollars. Her work included the acquisition, disposition, financing, leasing, and development of office, industrial, multifamily, retail, hospitality, and alternative energy assets across the United States. Alexandra's recent projects include the acquisition and financing of an industrial park, the sale of a mixed-use office and affordable housing development, and the refinancing of a large multifamily property. She also played an active role in mentorship, recruiting, and firm leadership, serving on multiple committees throughout her tenure.

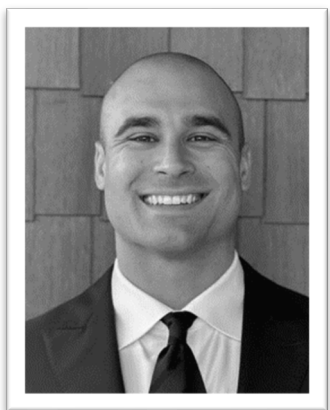
Alexandra earned her J.D. from Columbia Law School in 2020, where she was a James Kent and Harlan Fiske Stone Scholar, and her B.A. from Rice University in 2016.



### **Hugh Garvey | MRED (Full-Time)**

Hugh is a real estate and design professional with nearly a decade of experience. After founding a successful interior design studio focused primarily on private residential projects, Hugh now manages and oversees a diverse portfolio of projects and clientele in Southern California and New York City with sales in excess of \$2.4M+. Prior to running his own firm, Hugh served as Project Manager and Lead Designer for a Los Angeles-based brokerage group serving developers and value-add investors, helping clients to identify then capitalize on investment opportunities with in-house

design, development, rehabilitation and staging services for single- and multi-family assets. Hugh holds a B.A. in Cinematic Arts from the University of Southern California with a minor in Business from the USC Marshall School, where he was a Trustee Scholar. He has completed coursework at UCLA Extension in Real Estate Development, Market Analysis, and Investment Analysis and holds a California Real Estate license.

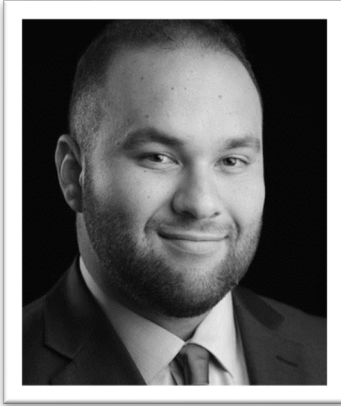


### **John "JC" Genova III | MRED (Part-Time, First Year)**

John brings nearly a decade of experience in commercial and residential construction having worked with general contractors on projects throughout Southern California. Currently, he manages luxury home developments for Dugally Oberfeld, a renowned builder and developer, directing the entire construction process from initial planning through completion in Los Angeles and Orange Counties. JC has successfully led a diverse portfolio that includes multifamily builds/value-adds, custom homes, spec builds, tenant improvements, and industrial projects, overseeing all aspects of business operations and project life cycles. JC holds a Bachelor of Arts degree in

Economics from the University of Colorado and looks forward to furthering his academic journey as a part time student in the MRED program.





### **Michael Gomez | MRED (Full-Time)**

Michael is an experienced real estate professional with extensive expertise in property management, acquisitions, redevelopment, stabilization, and disposition of real estate assets. Before attending USC, Michael was the Vice President of Real Estate at Goldstar Enterprises, Inc., where he managed a \$45 million portfolio that included multi-family and office properties throughout the Greater Los Angeles Area. He is skilled at pinpointing value-add opportunities, directing construction projects, and enhancing asset performance. With a robust background in financial analysis, regulatory compliance, and tenant relations, Michael navigated the portfolio to foster long-term growth while improving operational efficiency. In 2019, he earned his Bachelor's of Business Administration in Finance and Real Estate from the University of San Diego and became a licensed California Real Estate Broker in 2024.



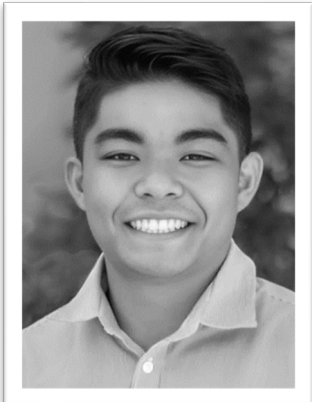
### **Ellis Gould | MRED (Full-Time)**

Ellis has 7+ years of financial services and real estate experience. He began his career in San Francisco as part of the Institutional Client Business group at BlackRock, supporting the firm's relationships with pension funds and retirement plans. Ellis then moved to Los Angeles and joined the Mergers & Acquisitions teams at Kroll and Perella Weinberg Partners. During his time in investment banking, Ellis was responsible for building financial models, running due diligence processes, and creating materials used to market companies to potential buyers. Most recently, Ellis has spent time working with Scannell Partners, an industrial real estate developer. While at Scannell, Ellis has underwritten over \$500M in prospective land sites, managed due diligence and entitlement processes during land acquisitions, and assisted with the pursuit of build-to-suit opportunities. Ellis earned an undergraduate BS from the USC's Marshall School of Business in 2016.



### **Ahmed I. Kabir | MBA/MRED (Part-Time, Final Year)**

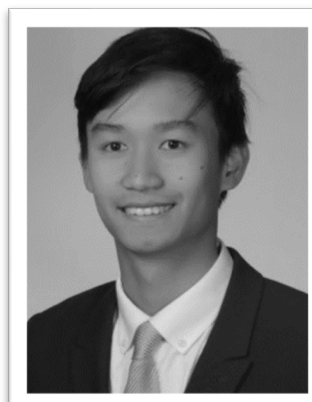
Ahmed is a Senior Associate for the Office and Life Science team at Nuveen Real Estate. He manages the overall function and delivery of a project's life cycle from inception to turnover and the strategic relationship between Nuveen and its JV partners. Prior to Nuveen, Ahmed was at CIM Group where he transitioned from a general contractor to a real estate development specialist to focus on the full cycle of the business. He was involved in all aspects of a project from acquisition and due diligence, construction, leasing and marketing, turnover and occupancy. He executed ground up and TI projects for office, hotel, retail, restaurant, multifamily, and industrial in excess of \$100 million dollars. Ahmed began his career in the general contracting industry at Austin Commercial, Webcor Builders in 2014 where he held several roles in on-site project management and preconstruction for ground up mixed-use and high-rise buildings valued at \$250+ million dollars. Ahmed graduated with a B.S. in Construction Management from California State University, Northridge in 2014.



### **Jonathan Kishaba | MRED (Full-Time)**

Jonathan is an Associate at Conventus Lending, a private lender specializing in construction bridge loans. He has underwritten and assisted with draw reviews for over \$800 million in funded loans. His responsibilities include feasibility analysis, contractor evaluation, permit tracking, and borrower interviews. He also helped launch Conventus's Ground-Up Construction Guidelines, expanding lending capabilities from new capital providers. Before Conventus, Jonathan worked at Avalon Development, supporting institutional development across the full project lifecycle—from acquisition and due diligence to entitlements, financial modeling, and design coordination. He

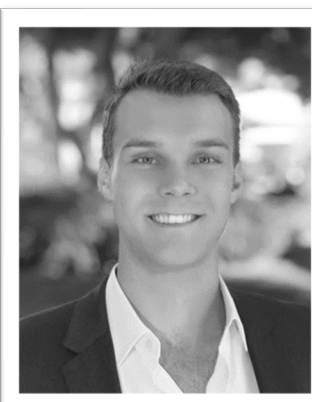
collaborated with architects, engineers, and contractors on multi-family and adaptive reuse projects, contributing to over \$500 million in development value and advancing projects through early predevelopment. Jonathan holds a Bachelor of Science in Architectural Engineering with a focus in Construction Management from the University of Colorado Boulder.



### **Jay Lam | MRED (Part-Time, First Year)**

Jay has over 5 years of experience working in the commercial real estate industry and started his career at AMC Investments, a limited partner investment firm. At AMC Investments, Jay covered all asset classes and was involved in acquisitions, asset management, dispositions, and investor reporting. Being motivated by the entrepreneurial aspect of the business, Jay joined Archway Equities, a third-generation family office and real estate operator where he has been an integral part of a team that closed on over \$650 million of transaction volume and \$260 Million of acquisitions over the past three years. He is focused on multifamily acquisitions and is responsible

for sourcing, underwriting, performing due diligence, producing investment memorandums, working with capital partners, and closing investment opportunities across the country. Jay earned his Bachelor of Science in Finance from the University of Rochester in 2019.



### **Colin LaPorte | MRED (Part-Time, First Year)**

Colin is a seasoned design and construction project manager with over eight years of experience managing high-end residential and mixed-use developments throughout Los Angeles and a few other states. He currently serves as a Senior Project Manager at Riehl Construction Consulting, where he leads a portfolio of luxury residential projects valued between \$5M–\$65M, overseeing all phases from design to pre-construction through closeout. Prior to Riehl, Colin held project management roles at Plus Development Group and IDS Real Estate Group, where he contributed to notable commercial and residential projects, throughout the Los Angeles area. With

a keen focus on client relations, budgeting, and process optimization, he brings a comprehensive understanding of both design and construction management. Colin holds a B.A. in Urban Design and Architecture from New York University. He is also a licensed California Real Estate Salesperson



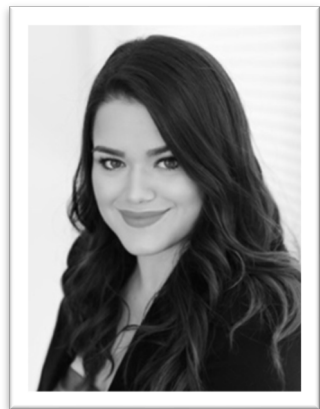
### **Marc Lebanoff | MRED (Part-Time, Final Year)**

Marc is the President of Lebanoff Development Group, a boutique brokerage, general contracting and property management firm. Marc has been in commercial and residential real estate for 25 years in Nevada and California leading all daily operations in land and property acquisitions, management and development. Inter connected with all daily operations throughout his career he has built multiple commercial and residential buildings across all asset types and has lead the process from every aspect of the development stage including entitlements, financing, operations and disposition. Marc actively manages his personal investment portfolio and specializes in repositioning and value add projects. Marc received his undergraduate degree from Chapman University in Ca. in Business Administration with an emphasis In Finance and Entrepreneurship.



### **Collin Lehman | MRED (Full-Time)**

Collin is a Relationship Manager at Sunwest Bank, a privately held commercial bank in Orange County with over \$3 billion in assets. After graduating **cum laude** from San Diego State University with a degree in Finance in 2022, he started his career in the bank's credit analyst program and quickly developed a passion for the real estate industry. Collin now oversees a portfolio exceeding \$80 million in commercial real estate loans for industrial, retail, hospitality, and multifamily properties in various markets across the western region of the United States. His primary responsibilities are to drive new lending production of construction, bridge, and permanent financing opportunities for institutional real estate investment firms and high net-worth individuals.



### **Stormie Leoni | MRED (Part-Time, Final Year)**

Stormie is ranked in the top 1.5% of real estate agents nationally per the Wall Street Journal Real Trends report and has been recognized as a top broker by L.A. Magazine multiple years in a row. She joins USC after a successful eleven-year career in residential real estate sales. Stormie started her career at Sotheby's International Realty where she specialized in multi-unit sales, and has been at Compass since 2018 specializing in single-family sales. Stormie has overseen marquee transactions both on and off-market in Los Angeles, Santa Barbara, Orange County, and the Mojave Desert. She has represented developers, owner users, and bank-owned properties and has focused primarily on the luxury space in Los Angeles. In her free time, Stormie has acquired and renovated income properties and purchased short-term rentals. She earned a Bachelor of Arts in Sociology, with minors in Visual & Media Studies, and Religion from Duke University in 2012.



### **Ramon Luquin Jr | MRED MUP/MRED (Full-Time)**

Ramon is a Master of Urban Planning (MUP) student with over six years of experience in the California State Assembly, urban planning, and academic research. As a Senior Field Representative, he collaborated with nonprofits, local and state governments, residents and housing organizations to address housing challenges across LA County—analyzing state legislation and connecting residents with housing resources. Ramon currently works as a Planner, reviewing residential development, zoning, and entitlement applications, while guiding applicants and ensuring compliance with local codes. He also serves as a Research Assistant at USC's Lusk Center for Real

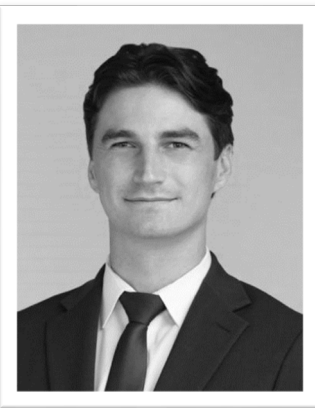
Estate, analyzing housing data through the Neighborhood Data for Social Change project and connecting with the communities in Los Angeles County. He earned his B.A. in Political Science from California State University, Long Beach in 2017 and has ambitions to bridge the gap between policy, planning, and finance through the MRED program to build more housing.



### **Pauline Martinez | MRED (Part-Time, First Year)**

Los Angeles native, Pauline Martinez, currently serves as Administrative Assistant at the USC Annenberg School of Communication & Journalism. A USC double alumna with a bachelor's degree in public policy and management, and a master's degree in Social Entrepreneurship, she also earned post-graduate certification in Business and Sustainability. She invested over ten years in implementing solutions to improve water and energy efficiency, increase public safety, and initiate healthy nutrition options in Northeast Los Angeles. Her efforts realized over \$200,000 in grants, rebates, and private donations in partnership with the Los Angeles

Department of Water and Power, the USC Good Neighborhood Campaign, the District One Councilman's Office, and the Lincoln Heights Benefit Association. Pauline purchased her first investment property, going deeper into the practice of sustainable strategies concerning home renovation.



### **Jack Morrell | MRED (Part-Time, Final Year)**

Jack Morrell is currently works at Northmarq as an associate of Commercial Investment Sales. His team focuses on the acquisition and disposition of retail, industrial, sale leaseback and portfolio net lease properties. They concentrate on the sale of new build net lease retail and industrial sites for a multitude of our developer clients. Before starting at Northmarq, he worked at Matthews Real Estate Investment Services in the Bay Area. At Matthews he focused on the sale of single tenant net lease QSR (quick service restaurant) properties nationwide with a strong focus on Starbucks and Burger King tenanted properties. He graduated from the University of Colorado, Boulder in

May of 2022 with a Bachelor's degree in Communication Studies and a Minor in Business.



### **Kamber Moss | MRED (Full-Time)**

Kamber is a real estate professional with a background spanning acquisitions, construction management, and real estate tech. He began his real estate career at Coastline Real Estate Advisors, a private equity firm specializing in value-add multifamily projects in Southern California, where he oversaw construction management for a 500+ unit portfolio in Torrance and worked closely with institutional partners. Most recently, Kamber led business development at Pulley, a proptech startup helping major developers and retailers streamline permitting and accelerate project timelines. Kamber earned his B.A. in Political Science from the University of Pennsylvania in 2017 and is passionate about bridging real estate and innovation.



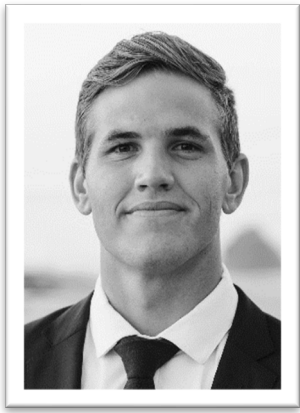
### **Megan Nassirzadeh | MRED (Full-Time)**

Megan Nassirzadeh is an ambitious real estate professional who has been part of the South Park Group team since 2021. She's gained extensive experience working in real estate, balancing her studies with hands-on roles in both commercial and residential sectors. She's immersed herself into many aspects of real estate, including commercial and residential leasing, building design, and providing analytical support to her coworkers during development assessments. During her time at South Park Group, she was also a full time student obtaining her bachelors degree in Communications at California State University, Northridge. She graduated in 2024 and has been working at South Park Group as a full time employee since then.



### **Eric Nemirovsky | MRED (Full-Time)**

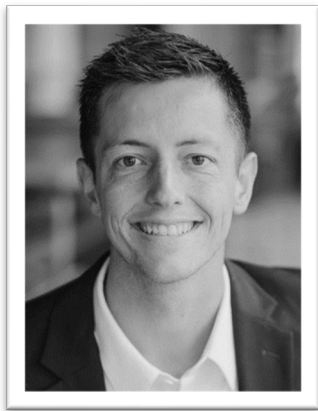
Prior to joining the program, Eric worked as an Industrial Investment Sales Associate at Matthews Real Estate Investment Services, where he specialized in Los Angeles industrial markets. In this role, Eric conducted detailed property valuations and market research, led client outreach efforts, and negotiated acquisitions, dispositions, and leasing transactions. Most recently, he has been working at Westminster Realty as a Project and Property Manager, where he oversees leasing, marketing, and tenant relations, while managing renovations, capital improvement projects, and new unit construction. Eric earned his B.S. in Business Administration with a minor in Real Estate Development from the University of Southern California in 2023.



### **David Paxton | MRED (Full-Time)**

For the past five years, David has served as the Director of Operations at Ridgeway Investments, overseeing development projects across multiple states, primarily focused on multifamily and single-family residential properties. He currently leads a 15-acre coastal residential development in Kauai, Hawaii, managing all aspects of the project, including securing financing, navigating entitlements, and overseeing all construction work. Prior to his work at Ridgeway, he founded Classic Property Investments, where he managed residential development projects from concept to completion, gaining valuable experience in all phases of real estate development. David earned a Bachelor of Science in Construction Management from Brigham

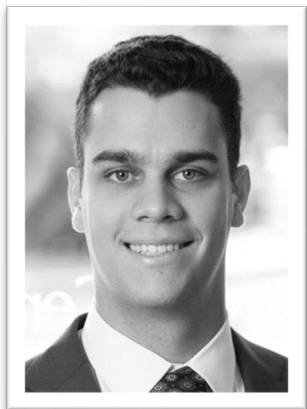
Young University in 2020.



### **Sam Pugsley | MRED (Full-Time)**

Sam is a full-time student in the Dollinger Master of Real Estate Development program at the USC Price School. He has extensive experience in the residential homebuilding industry. Prior to joining the MRED program, Sam played a key role at Grnobl, a land banking firm, where he led land acquisition and development projects. He sourced over \$100 million in debt and equity, developed and maintained relationships with several publicly traded homebuilders, including D.R. Horton, and was responsible for sourcing, entitling, and managing large-scale subdivisions. Before his time at Grnobl, Sam led land acquisition efforts for Brighton Communities in a new market, which resulted in the successful acquisition

and development of a \$200 million mixed-use project. The project included more than 420 multifamily units and 90,000 square feet of retail and office space. Sam earned a Bachelor of Science in Finance from Brigham Young University.

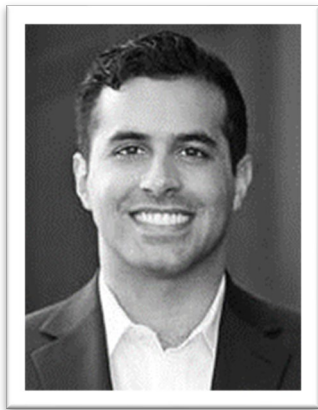


### **Jake Robbins | MRED (Full-Time)**

Prior to joining USC's MRED program, Jake built his career in real estate acquisitions, asset management, and development. He earned his bachelor's degree in Advertising with a minor in Sports Media from the University of Colorado Boulder. He began his career at Redhill, a value-add multifamily investor and operator, where he worked in acquisitions, asset management, and investor relations. During his time at Redhill, he helped underwrite and acquire multifamily properties, managed asset performance, and maintained relationships with capital partners. Following his experience in multifamily investment, Jake transitioned to Warmington, where he focuses on land

acquisition for residential community development. His work includes sourcing development opportunities, navigating entitlement processes, and conducting feasibility analyses for new projects. With experience spanning investment analysis, development strategy, and relationship management, Jake aims to leverage his background to pursue a successful career in real estate.





### **Martin Roshan | MRED (Part-Time, Final Year)**

Martin is currently the Vice President of Capital Markets at Dekel Capital, a capital advisory and real estate investment firm based in Los Angeles. In his eighteen months at Dekel, he has participated in over \$250 million of debt and equity financing transactions across all property types, with a focus on value-add and ground up development. His responsibilities include business development and new loan originations, underwriting and packaging financing transactions, negotiating terms between clients and capital providers, and facilitating processing and closing. Martin also actively invests in real estate alongside his family and spearheaded the acquisition of four multifamily properties in Los Angeles in the past three years. Prior to joining Dekel Capital, he spent four years at Quantum Capital Partners, first as an analyst and then as an originator. Martin graduated from UCSB with a B.S. in Biology in 2012.



### **Raymond Salem | MRED (Part-Time, Final year)**

Raymond is a dynamic real estate professional with almost a decade of experience in investment, asset management, and consulting. Currently working with CGI as Director of Asset Management. Previously working as an Asset Manager at Tripalink Real Estate, he led the financial and operational aspects of the company's 1,100-unit investment portfolio, which includes student housing, co-living, multi-family, and mixed-use projects across multiple states. Prior to his current work, Raymond operated his own successful investment, asset management, and consulting firm, where he managed his own portfolio and advised other real estate owners and managers on acquisitions/dispositions, operations, and value-add projects. He is a proven leader in the industry, with a track record of delivering results for his clients and stakeholders. Raymond earned his bachelor's degree in finance from California State University, Northridge.



### **Herman Sarim | MRED (Part-Time, First Year)**

Herman is a corporate real estate professional with two decades of experience in managing extensive real estate portfolios across the Asia Pacific, Middle East, and the United States. In his current role as Lead Project Manager at the Federal Reserve Bank of New York, Herman oversees the design and construction of a 400,000 sq. ft. currency processing facility. Previously, Herman was a Corporate Real Estate Director at Cigna Corporation, where he was responsible for a \$100 million annual capital budget, executing a diverse range of projects across the U.S., including large-scale workplace redesign projects. Before relocating to the US, Herman served as a Corporate Real Estate Manager for Cigna International, where he managed Cigna's real estate portfolio in Asia and the Middle East. Herman holds a Project Management Professional certification and completed his Bachelor of Science (Building) from the National University of Singapore in 2005.



### **Paris Sato | MRED (Full-Time)**

Paris Sato is an architectural designer with experience in commercial design and sustainable development in Silicon Valley and Honolulu. She began her career at DES Architects + Engineers, where she specialized in delivering office and R&D campus projects from feasibility through entitlements. She helped launch the firm's first sustainability studio, developing tools to help architects reduce the environmental impact of their projects. Now with Next Design, a Honolulu-based architecture firm, she designs culturally integrated commercial projects throughout the Hawaiian Islands. Project types include office, retail, restaurant, and affordable housing. With the USC MRED, she aims to lead climate-adaptive development that strengthens coastal communities and redefines resilient urban growth. Paris earned her Bachelor's degree in Architecture from the University of California, Berkeley, where she was a student-athlete on the varsity sailing team. She is currently pursuing architectural licensure in both California and Hawaii.



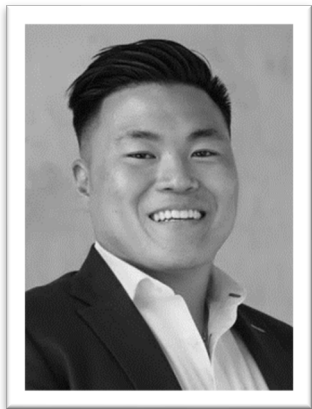
### **Elina Segal | MRED (Full-Time)**

Elina brings a diverse background to the program with experience in Structured Finance (Sr. Associate KPMG), Real Estate Development (VP at Fortune Companies), and working as an independent broker via her own company. Elina's work experience includes both residential and commercial projects, sales and leasing, ground up construction, rehab and repositioning, and participation in each phase of the life of the development process. She is well versed in underwriting and finance and communicates effectively to secure financing for projects in varying scope and size. Elina earned a degree in Business Economics from UCLA and is excited to join the USC MRED program to expand her skillset and be a part of the effort to rebuild Los Angeles after the recent wildfires.



### **Joeun Shin | MRED (Full-Time)**

Joeun Shin is a real estate professional with over seven years of experience in public development at Korea Asset Management Corporation (KAMCO), a government-affiliated institution. She led large-scale national projects, including mixed-use facilities and school-community complex developments, coordinating feasibility studies, stakeholder engagement, and development planning. Her work was recognized with awards from the Ministry of Education and the Mayor of Busan for her contributions to public asset efficiency and policy advancement. Joeun earned her Bachelor's degree in Architecture in 2013 and a Master's degree in Architecture in 2015, both from Sejong University in Seoul, South Korea. She seeks to transition into the private sector at USC, focusing on real estate finance and investment. She looks forward to building a global professional network and gaining the analytical skills to lead complex real estate projects with social and economic impact.



### **Kevin Kyung-Soo Sin | MRED (Part-Time, First Year)**

Kevin is a Vice President at CBRE focusing on the acquisition and disposition of multifamily properties and land developments across Southern California. He began his career in 2017 where he quickly gained traction and was named CBRE's Rising Star. With a proven track record as a market leader, he excels in strategizing and delivering exceptional value to his clients. Sin, along with his team, have completed over \$5 Billion in sales and financing with 30-40% market share in Los Angeles County and the Inland Empire. Prior to entering Commercial Real Estate, Sin graduated from the University of La Verne with a Bachelors in Business Administration in 2017. He created his own Non –

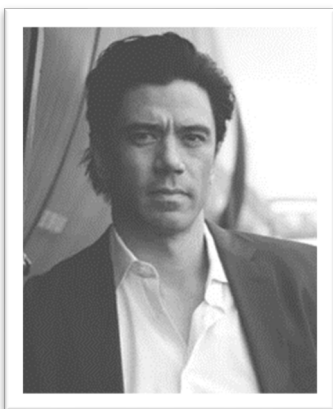
Profit through the University and partnered with the Thirst Project to help end the global water crisis. Kevin is an Eagle Scout of America.



### **Adam Tekunoff | MRED (Part-Time, Final Year)**

Adam Tekunoff is a Certified Building Official, who currently serves as the Building Official for the City of Whittier. He has over 10 years of experience in Building and Safety, along with Community Development. He was also a Building and Safety consultant for Laguna Hills, Palos Verdes Estates, Jurupa Valley, along with the County of Los Angeles and County of Orange. Adam is a solution-based leader with experience in mixed use developments, industrial, multifamily, retail, and residential construction. He actively participates in City Council meetings, Planning Commission, Design Review Board, and Historic Resources Commission. He manages

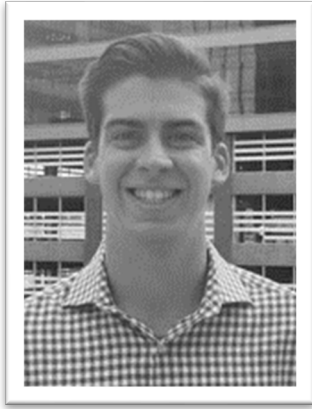
staff, consultants, and contracts, along with conducting inspections, plan review, and code interpretation. Adam also received a bachelor's in science from California State Polytechnic University of Pomona in Management.



### **Shane Terry | MRED (Part-Time, First-Year)**

Shane is a co-founder of Ritual Development Group based in Las Vegas Nevada focused on creative placemaking and urban development. With a diverse entrepreneurial career beginning as founder/CEO of multiple highly regulated cannabis companies, he gained construction and project management experience building industrial, manufacturing and retail facilities from concept to operations. He has obtained Director-level capital markets experience, currently serves on the Nevada Governor's Advisory Council and as founder of Pure Vertical Ventures has consulted and operated in 4 countries. Shane also served multiple combat tours as an F-

16 fighter pilot, graduated #1 in his class at the Air Force Weapons School (Top Gun) and finished his military service as Flight Commander and senior instructor at Top Gun. With a B.S. from the US Air Force Academy, Shane joined the Trojan family as a recent graduate of the USC Lusk Ross Program in Real Estate.



### **Aidan Tracey | MRED (Part-Time, First Year)**

Aidan Tracey is an Assistant Vice President of Portfolio Management at Western Alliance Bank, where he supports the national affordable housing investments team. Before joining Western Alliance Bank, Aidan previously interned with CBRE Group, Inc. A graduate of the University of Arizona's Eller College of Management with a degree in Economics, he completed the bank's 18-month Commercial Banking Development Program. Aidan manages a \$1.4BN debt portfolio spanning over 70 properties. His responsibilities include underwriting, originating transactions with low-income housing tax credit (LIHTC) syndicators, conducting quarterly portfolio reviews, and supporting the management of the Bank's LIHTC Equity investments. Aidan is currently pursuing a Master of Real Estate Development on a part-time basis.



### **Jiaqi Wu | MRED (Part-Time, First Year)**

Jackie Wu is a Real Estate Finance Associate at the Los Angeles Development Fund, a nonprofit controlled by the City of Los Angeles, where she evaluates New Market Tax Credit (NMTC) opportunities and supports underwriting, compliance, and asset management for the city's community development initiatives. Previously, Jackie was a Real Estate Analyst at IY International Inc., where she led investment presentations, site research, financial modeling, and portfolio management for real estate acquisitions and dispositions. She also contributed to lease administration and transaction execution. Jackie earned her B.A. in Business Administration with an emphasis in Finance and Accounting from the University of California, Irvine's Paul Merage School of Business in 2020.



### **Hansheng (Tony) Zhang | MRED (Full-Time)**

Tony balances four roles: college consultant, real estate developer, investor, and MRED student. He began his real estate journey in 2018 by deeply engaging in a 20,000-square-foot residential project through his family's business. In 2025, he founded E Plus Realty Inc., and is now independently leading two affordable multi-family housing developments in Monterey Park and Westlake, totaling over 55,000 square feet. In 2019, he founded E Plus Edu Inc. while an undergraduate at UCLA, where he earned his B.S. in Financial Actuarial Mathematics in 2021. The firm has helped over 2,000 students gain admission to top 30 U.S. universities and is now recognized as one of the leading college prep companies in Los Angeles. Motivated by his family's success in real estate, Hansheng joined the MRED program to gain institutional knowledge and scale his development impact with structure and vision—with the goal of becoming a professionally trained, academically grounded developer.



### **Nick Zocher | MRED (Part-Time, First Year)**

Nick is a real estate investment professional with over seven years of investment management experience encompassing both acquisitions and asset management. Within these roles, his primary responsibilities have included deal sourcing and underwriting, transaction management, procuring debt and preferred equity, JV partnership formation, business plan execution and investor relations. To date, Nick has executed over 40 separate acquisitions of value-add multifamily investments equal to a combined total capitalization of \$500m and overseen dispositions in excess of \$100m. In his current role, Nick is an Asset Manager at Los Angeles-based Decron Properties, where he oversees a portfolio of \$1b of

multifamily assets across the Bay Area and San Diego County. He will be continuing in his role full-time while pursuing the MRED degree on a part-time basis. Nick earned his Bachelor of Business Administration from Western Michigan University in 2014.