

MICHAEL D. BRONSKA

Real Estate Executive | Developer | Investor | Architect | Educator

I bring a unique and well-rounded perspective to investment analysis and real estate development, shaped by a diverse background as a real estate developer, investor, architect, and contractor. My experience spans the full development lifecycle—from entitlements through certificate of occupancy—which enables me to visualize opportunities while understanding the inherent risks of any investment.

I am highly proficient in Microsoft Excel and the full Microsoft Office suite, along with Argus Developer, Argus Enterprise, and Argus DCF. My training in Houston with Argus experts has further refined my ability to perform detailed valuations and sensitivity analyses. I also have strong skills in Adobe Acrobat, Illustrator, and Photoshop.

The financial models I have developed are sophisticated, Excel-based tools for both ground-up development and the analysis of income-producing properties. These models support a wide range of investment scenarios and provide robust platforms for strategic decision-making.

As a self-motivated, detail-oriented, and collaborative professional, I excel in managing multiple complex projects under tight deadlines and challenging conditions. I have led multidisciplinary teams, conducted rigorous due diligence, organized third-party reviews, and synthesized findings into clear, actionable reports.

Over the course of my career, I have had the opportunity to design, develop, and manage corporate real estate projects across the U.S. for organizations including Salt River Project, Avnet, Gannett Corporation (USA Today), University of Phoenix, and Phelps Dodge (now Freeport-McMoRan). As both a consultant and project sponsor, I have worked closely with real estate brokers, REITs, lenders, and fund managers such as First Industrial Realty Trust, Singerman Real Estate, Lehman Brothers Holdings, Bank of America, Citigroup, GE Capital, Pacific Coast Capital Partners, and Angelo Gordon.

In addition to my development and investment work, I serve as an Adjunct Faculty Member in the Finance Department at the W. P. Carey School of Business at Arizona State University, where I have been on the faculty since 2010. My courses in the undergraduate and Master of Real Estate Development (MRED) programs focus on real estate development, due diligence and financial analysis, including training in Excel and Argus software.

I hold a Bachelor of Arts and Master of Architecture from Washington University in St. Louis, and a Master of Business Administration (Executive MBA) from Arizona State University. I am a licensed architect in the State of Arizona and Texas. I am a past member of professional organizations such as the Urban Land Institute (ULI) and the American Institute of Architects (AIA).

For more information, please visit: www.greatcompaniesllc.com

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SUMMARY

Real estate executive with 30+ years of experience leading \$2B+ investment portfolios, developing over 2 million SF of commercial properties, and entitling 20,000+ residential lots. Proven expertise as a developer, investor, architect, and contractor. Combines strategic planning with financial, operational, and design acumen to drive value creation. Adjunct professor at ASU's W.P. Carey School of Business, training future leaders in real estate development and financial analysis.

CORE COMPETENCIES

• Real Estate Investment & Development • Land & Vertical Development • Project & Asset Management • Equity & Debt Structuring • Financial Modeling (Excel, Argus) • Entitlements & Due Diligence • Strategic Market Analysis • Contract Negotiation & Dispositions • Stakeholder & Consultant Management • Architecture & Construction Management

PROFESSIONAL EXPERIENCE

G.R.e.A.T., LLC | Managing Partner & Founder | 2000 – Present • Lead advisory and principal investment activities across residential, office, industrial, and retail sectors. • Structured and managed over \$50M in special assessment district financing. • Principal advisor on due diligence, valuation, entitlements, and dispositions for major institutional investors.

Capital Hall Partners | Managing Partner & COO | 2004 – Present • Co-led acquisition, repositioning, and disposition of major assets including 116,000 SF Centennial (sold to Fox Corp.) and 50,400 SF HUB Tempe project. • Advised institutional clients on build-to-rent communities totaling over 1,000 units across Arizona.

The Great Rose | Managing Partner & Co-founder | 2020 – Present • Provide real estate advisory services for acquisitions, underwriting, and strategic repositioning.

Pyramid Community Developers | Principal & COO | 2004 – 2008 • Directed development of Village of Copper Basin (3,360 residential lots) and Brighton Village (1,600-acre master-planned community).

Earlier Career Roles: • Terrabrook, VP, Dallas, TX | 2000 – 2001 • Desert SD Partners & Pinnacle Paradise, COO | 1998 – 2000 • Linthicum Constructors, Project Director | 1996 – 1998 • Cornoyer Hedrick & P&D Technologies, Architect/Project Director | 1987 – 1996

SELECT PROJECT HIGHLIGHTS

• Centennial ASU Research Park – Redevelopment sold to Fox Corp. (2019) • Vistancia & Union Park, AZ – 2 large master-planned communities (advisor) • Terralane & Blue Vista Communities – Advised on 1,000+ unit build-to-rent portfolios • Diablo Tech Park, Tempe, AZ – 393,000 SF redevelopment for Motorola • Stonehaven / Mirabel, Scottsdale, AZ – 924-acre luxury golf master-planned community

EDUCATION

• Executive MBA – Arizona State University, W.P. Carey School of Business • Master of Architecture – Washington University, St. Louis • Bachelor of Arts in Architecture (cum laude) – Washington University, St. Louis

LICENSES & AFFILIATIONS

• Licensed Architect – Arizona, Texas • Adjunct Professor – ASU W.P. Carey School of Business (2010 – Present) • Past Member – Urban Land Institute (ULI), American Institute of Architects (AIA) • Property Tax Agent – Arizona Department of Financial Institutions

ADDITIONAL INFORMATION Full project portfolio and client list available at www.greatcompaniesllc.com