

## 2005 PREA Real Estate Scholarship Winners

**Garritt R. Bader** will graduate in May 2006 with a master of science in real estate degree from the University of Florida. In addition to being a licensed real estate salesperson and a member of the International Council of Shopping Centers, he is an elected member of the MSRE Student Executive Committee. Prior to attending the University of Florida, he worked for a developer specializing in office and retail properties as well as for a commercial real estate brokerage. In 2003, Bader graduated from Marquette University in Milwaukee with a bachelor of science in civil engineering and a minor in business administration.



**William Bennett** is working on an independent study course through the Kellogg School of Management at Northwestern University to advise a client on the optional development strategy for a \$75 million land holding in South Florida. His summer internship at Sterling Real Estate Partners was focused on deal sourcing and the financial analysis of joint-venture partner transactions. He plans to work for an opportunity fund after graduation in June 2006.



**Clifford Chandler** is currently a second-year M.B.A. student at the Harvard Business School (HBS), where his studies are focused on real estate and finance. He is the Interorganizational Director for the Real Estate Club and is actively involved in the Harvard Student Real Estate Consortium. He is the HBS team leader for the 2005 National Real Estate Challenge at the University of Texas, Austin. During the summer of 2005, Chandler interned at The Pederson Group, a prominent owner, developer, and manager of premier retail and mixed-use developments in Arizona. Upon graduation, his ambition is to pursue a career in real estate development and investment. Prior to business school, Chandler worked as a project manager for O Hill Properties, a private development firm specializing in retail, premier golf property, and luxury residential redevelopment projects in Southern California. He graduated *summa cum laude* from the University of San Diego with a bachelor of business administration in 2000.



**Steven Edwards** attends the University of Texas, Austin. He is currently serving as President of the Undergraduate Real Estate Society in addition to being involved in other organizations, including the Entrepreneur Society, the Terry Student Scholars Association, and the Texas Iron Spikes. Moreover, he is a student member of the Urban Land Institute and the Real Estate Council of Austin. Last spring, Edwards had the opportunity to be a member of the McCombs School of Business team that competed against other top-tier institutions in the inaugural National Undergraduate Real Estate Case Competition at the University of Southern California. Outside of school, he interns for CBRE Melody, the investment banking arm of CB Richard Ellis, performing market research and basic financial underwriting. Edwards will graduate from the undergraduate program within the Red McCombs School of Business in May of 2006 and hopes to begin a career in the real estate private equity and development arena.



**Zsuzsa Huszar** is currently working on a Ph.D. in the area of finance with real estate interest at the University of Kentucky. In the last two years, she was actively engaged in various private and public real estate research projects in the Lexington area as a research assistant at the Center for Real Estate Studies at the University of Kentucky. Huszar completed a master of science in real estate investment and management at Napier University in the United Kingdom. In her master's thesis, she focused on the question of how the quality of the area impacts house prices across Europe. She completed her undergraduate education in civil engineering at Szent Istvan University in Hungary. She was awarded two European Commission scholarships to study real estate in Sweden and spent six months at the European Commission in Luxembourg. Huszar is interested in real estate investment on an international scale and speaks five languages fluently.



**Brian D. Milovich** is currently a second-year M.B.A. student with a concentration in real estate at the University of California, Berkeley's Haas School of Business. He is currently the co-President of the Berkeley Real Estate Club and is an active member of the Urban Equity Group at MetLife Real Estate Investments in San Francisco. There, he analyzed potential acquisition opportunities and assisted in the disposition of a major asset. Upon graduation in May 2006, he intends to pursue a career in real estate investment and development. Prior to business school, Milovich worked as an Assistant Vice President in commercial banking at Wells Fargo Bank in St. Paul. He graduated from the University of Minnesota in 2000 with a bachelor of science in business.



**Adam Monroe** is currently studying real estate at the University of South Carolina. He recently earned his South Carolina real estate sales license. His recent internships include working for Beacon Construction, where he traveled to on-site developments to provide labor and progress input to the contractor. He also interned for Greystar Real Estate Partners, researching and preparing reference materials for 1031 exchange programs. After graduation, Monroe plans to hold a finance/real estate-related job for approximately two years before pursuing an M.B.A. Within five to seven years of earning his M.B.A., he hopes to start a multifaceted real estate investment/development firm in the Southeast and perhaps a resort development in Central America.



**Ryan Prince** is currently attending the Johnson School M.B.A. program at Cornell University. He is enrolled in research, sales, and trading immersion and intends on pursuing a career in asset management with an emphasis on real estate assets and REIT equity securities. This summer, he will be working with a market-neutral equity fund focused on REIT and home builder securities. Before beginning graduate studies, he worked for an economic consulting firm specializing in regional economic forecasting and real estate market analysis. Prince completed undergraduate and graduate degrees in political science and urban planning at the State University of New York, Fredonia, and Cleveland State University, respectively.



## 2005 Scholarship Winners *continued*

**Brittanie Rockhill** is currently in her third year of undergraduate studies in the Daniels College of Business at the University of Denver. She is a concurrent double major in international business and real estate, with international studies and Spanish minors. Rockhill is studying this semester at the Universidad Autónoma de Yucatán in Mérida, Mexico. She speaks Spanish fluently and is involved in the international living and learning community at DU. She is a member of the programming board, an officer in the Spanish club, and an orientation leader. Upon her return to the United States, she will be looking for an internship with a connection to international real estate.



**Greg Rozolsky** is currently a senior undergraduate student at the University of Connecticut and is majoring in finance with a concentration in real estate and urban economics. He is actively involved with the UConn Center for Real Estate and is President of the Real Estate Society. He is a member of the university's honors program and is a manager in the Student Managed Fund, an organization managing \$1 million in U.S. equities for the UConn Foundation. During the summer of 2005, Rozolsky interned at ING Clarion. He also has internship experience with L.J. Melody & Company, the real estate investment banking arm of CB Richard Ellis. Upon graduation in May 2006, Rozolsky intends to pursue a career in commercial real estate lending or investment.



**Charu Singh** is a second-year dual-degree graduate student in urban planning and real estate development at the Massachusetts Institute of Technology. In her academic studies, she has focused on avenues to facilitate green building in the real estate industry and methods to bring brownfield properties into redevelopment. In addition, at Jamaica Plain Neighborhood Development Corporation, she works on retail development projects and researching green building technologies appropriate for affordable housing. Prior to her graduate studies, Singh worked in community development in low-income urban communities.



**Irina Vinshtok** is currently a second-year, full-time graduate student pursuing her M.S. in real estate at the Real Estate Institute at New York University, majoring in finance and investments. In addition to her graduate studies, she is working part-time at TIAA-CREF Real Estate Commercial Mortgage Group as part of the East Coast New Loan Origination Team. Vinshtok began her career at TIAA-CREF as a summer associate in June of 2005 in the Real Estate Commercial Mortgage Group as part of the West Coast New Loan Origination Team. Prior to attending graduate school, her previous job consisted of providing financial consulting to private equity funds at Credit Suisse First Boston. Vinshtok graduated from Rensselaer Polytechnic Institute in seven academic semesters with a perfect GPA, obtaining a B.S. in management and dual minors in economics and accounting. She is fluent in Russian and Ukrainian.



## 2005 PREA-TOIGO Scholarship Winners

*Beginning in 2005, PREA collaborated with the Robert Toigo Foundation to support the education and professional development of minority students pursuing careers in real estate. PREA is pleased to announce the 2005 winners of the 2005 PREA-Toigo scholarships.*

**Natalie Eckford** is a 2006 M.B.A. candidate at Harvard Business School (HBS) and a Robert Toigo Foundation Fellow. During the 2005 summer, Eckford worked on both the public and private sides of real estate equity, splitting her summer between the CalSTRS Real Estate Investment Group and BlackRock Realty's Acquisitions Group. Prior to entering HBS, she worked as an Analyst in Merrill Lynch's Real Estate Investment Banking organization and as a Senior Analyst in MCI Worldcom's SkyTel Planning Group.

At HBS, Eckford serves as the co-President of the African-American Student Union. She was awarded the Fitzhugh/PepsiCo Foundation Fellowship and was recognized for her work with the Junior Achievement Foundation as an Arthur Little Fellow. She was also selected to sit on the Board of Directors for a national non-profit organization as an HBS Board Fellow. Her on-campus activities include the Real Estate Club, Private Equity/Venture Capital Club, and 2006 HBS Show cast member. Outside of HBS, Eckford remains very committed to the Susan G. Komen Foundation, previously serving as co-chair of the 2004 Racquets for the Cure Benefit in Jackson, MS.

Eckford graduated magna cum laude from Spelman College in 1999 with a bachelor of arts in economics.

**Pearie Foster** is a member of the class of 2006 pursuing her M.B.A. at Cornell University's Johnson Graduate School of Management, focusing her studies on real estate and finance. She is a Robert Toigo Fellow and has a full merit scholarship sponsored by JPMorgan Chase.

During the summer of 2005, Foster interned with Jones Lang LaSalle, where she worked directly with the Investor Services Group, assisting in lease negotiations, analytical analysis, and management. Foster also gained exposure to other areas of the firm, LaSalle Investment Management, and Capital Markets. From 2001 through 2003, she was employed as a financial analyst with Goldman Sachs.

Foster is a member of Old Ezra Finance Club, Johnson Admissions Group, Black Graduate Business Association, and Camp \$tart Up, and she is an executive board member of Community Impact. She holds a B.S. in finance from Villanova University, where she was a recipient of the St. Martin de Porres scholarship for academic excellence.

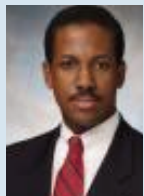


**Nakeyshia Kendall** is a 2006 M.B.A. candidate at the Wharton School of Business at the University of Pennsylvania. She spent her summer at Lehman Brothers in the Global Real Estate Group, splitting her time between the firm's Lines of Credit and Large Loan Commercial Mortgage-Backed Securities (CMBS) Underwriting businesses.



Pursuing a dual degree in real estate and finance, Kendall is actively involved in Wharton's Real Estate Club and the African American MBA Association. This year, she will lead the AAMBAA's career preparation effort and will organize workshops to enable first-year students to better face the challenges of summer internship recruiting. Kendall is a Shils-Zeidman Entrepreneurial and Joseph Wharton Fellow as well as a Robert Toigo Foundation Fellow. Both awards are merit fellowships awarded to students who have demonstrated academic and professional excellence. Kendall earned a B.A. in urban studies from Columbia College, Columbia University.

**William M. Messer** is a 2006 M.B.A. candidate at the Wharton School of Business at the University of Pennsylvania. Messer is a recipient of the Joseph A. Wharton Fellowship and is a Robert Toigo Foundation Fellow. A 1999 graduate of Wesleyan University, Messer is a former Student Trustee on Wesleyan's Board of Trustees.



Last summer, Messer interned with Heritage Building Group, Inc., a privately held real estate developer in land and residential real estate development. Prior to Wharton, Messer's professional experiences included a business development role with Irides, LLC, a Washington, DC-based, privately held Web-hosting and Internet access company. Messer also worked in investment banking with Citigroup, Inc., and Merrill Lynch & Co., Inc. Messer is also a Kaplan GMAT Instructor. In his spare time, he enjoys architecture, automotive research, music, and NESAC football.

**Sarang Peruri** is a member of the class of 2006 pursuing his M.B.A. at the Wharton School of Business at the University of Pennsylvania, concentrating on real estate and finance. He is a Robert Toigo Foundation Fellow. During his first year, he organized the Chicago Job Trek for the Real Estate Club and helped put together the Hoop It Up for the Homeless charity basketball tournament as an elected community service representative of his cohort.



Peruri received a B.S. in finance, with highest honors, from the College of Business at the University of Illinois at Urbana-Champaign as well as a general course certificate from the London School of Economics. Last summer, Sarang split his time at two internships. He started at GE Real Estate in Chicago, focusing on asset management. Subsequently, he worked at Chicago-based Blue Vista Capital Partners, focusing primarily on real estate private equity.

Prior to business school, Peruri worked in investment banking at Morgan Stanley and later served in various functions at Time Warner. He also spent much of his time co-founding and running the Young Business Leaders Initiative, a nonprofit organization that organizes business fundamentals classes at multiple Manhattan high schools and recruits volunteers from local investment banks.

**Kevin Pleasant** was raised in Southern California and received his B.A. in economics from Stanford University in 1999. Upon graduation, he moved to New York City and joined Deutsche Bank AG as a money market trader. In this role, Pleasant was responsible for managing the \$20 billion overnight investment portion of the organization's 2a-7 money market mutual funds. In 2002, Pleasant left Deutsche to join Moody's Investor Services' Real Estate Finance Group. With Moody's, Pleasant tracked the credit statistics and fundamentals of more than 25 multi-family and lodging REITs.



While getting his M.B.A. in finance and real estate at UCLA's Anderson School of Management, Pleasant interned with GE Real Estate's Asset Management Division. After completing his M.B.A. in 2006, Pleasant hopes to work in urban redevelopment. He is also a Robert Toigo Foundation Fellow.

To give back to his community, Pleasant has volunteered and assumed various leadership roles with a number of organizations, including Management Leadership for Tomorrow, Sponsors for Educational Opportunity, the Accounting Career Awareness Program, and The Riordon Fellows Program.

**Kenyattah Robinson** is a candidate for an M.B.A. in 2006 at Cornell's Johnson Graduate School of Management. A Fellow with the Robert Toigo Foundation, Robinson worked as an M.B.A. summer intern at AEW Capital Management in Boston, where he was responsible for underwriting commercial real estate acquisitions. As a Roy H. Park Leadership Fellow, Robinson is slated in 2005-2006 to advise the Ithaca Urban Renewal Agency on strategies to increase the number of local minority businesses.



A native of New Orleans, Robinson earned a bachelor of arts from Louisiana State University in Baton Rouge. He supplemented his education with internships at the Louisiana Housing Finance Agency, on Capitol Hill, and at the White House. Robinson also was awarded the Dr. Martin Luther King Humanitarian Award and named one of 25 participants in Leadership LSU.

Prior to business school, Robinson lived in Washington, DC, where he most recently worked for Fannie Mae. He also held jobs in the office of U.S. Sen. John Breaux (D-LA) and at Fenton Communications, a public interest advertising and PR firm. Robinson is an Eagle Scout and was actively involved in mentoring and tutoring when he lived in Washington, DC.

**T. Justin Williams** is a Robert Toigo Foundation Fellow and is currently pursuing an M.B.A. at Stanford's Graduate School of Business, which he will complete in 2006.



Williams cultivated his passion for real estate during his first year of business school when he competed with the Stanford team (final round medalists) in the 2004 University of Texas, Austin, National Real Estate Challenge. He has since written a business plan with two classmates to create a construction firm and was also elected co-President of the Real Estate Club.