

DANIEL KUDRIK

PROFILE Real estate and finance professional with comprehensive experience in valuation, consulting, investment management, audit support, transactional due diligence, and commercial lending. Valuation advisory experience includes reporting for financial purposes, equity purchases, feasibility studies, and portfolio review. Analyses performed have included various types of institutional real estate throughout the United States including office, retail, industrial, hotel, apartment, development land, and self-storage facilities.

EXPERIENCE

ALTUS GROUP

DIRECTOR, GLOBAL ADVISORY

Morristown, NJ

October 2018 -Present

Provide valuation and consulting services to domestic and international institutional clients including pension funds, private equity, REITs, and insurance companies.

- Manage Morristown office with a team of valuation advisory professionals performing appraisal and consulting services on complex institutional properties
- Key engagement lead responsible for valuation advisory services for numerous institutional clients with over \$41 billion in gross asset value
- Host and lead national internal quarterly market briefing dialogue

PRUDENTIAL (PGIM) INVESTMENT MANAGEMENT

VICE PRESIDENT, REAL ESTATE VALUATION

Madison, NJ

October 2008 – October 2018

Valuation oversight of an institutional real estate portfolio of over \$34 billion in gross asset value with a role focusing on office, apartment, development land, agriculture, and debt valuation.

- Responsible for reviewing and validating analyses on equity and debt investments for fair value reporting with an understanding of complex property and valuation techniques
- Maintain and update valuation policy and guidelines for a variety of different funds and investment structures
- Direct oversight of an outsource valuation management vendor
- Perform ad hoc analysis and provide valuation insight to support senior management decision making in a fast-paced, professional investment environment

- Manage and helped to build a proprietary web-based valuation management system
- Lead discussion and meetings with external auditors
- Represent the valuation department in client marketing presentations
- Conduct and develop programs to train Prudential employees and external vendors on various real estate valuation topics and techniques including appraisal review and debt valuation

PRICEWATERHOUSECOOPERS

MANAGER, REAL ESTATE BUSINESS ADVISORY SERVICES

Florham Park, NJ

February 2001 – October 2008

Provided valuation and consulting services to domestic and international clients including investment banks, pension funds, REITs, and developers.

- Managed a group of employees and performed appraisal and consulting services on complex institutional properties and assignments including national regional mall, office, self-storage and industrial portfolios
- Provided consulting and underwriting due diligence on real estate transactions and purchase price allocation
- Constructed and reviewed complex discounted cash flow and financial models
- Performed market research and provided cost feasibility studies to clients

THE BANK OF NEW YORK

ASSISTANT TREASURER, COMMERCIAL MORTGAGE DEPARTMENT

New York, NY

January 1998 – February 2001

Responsible for real estate valuation reports and market studies on properties financed by the commercial mortgage department of the bank.

- Provided credit underwriting and analyzed borrower financial statements on commercial loans.
- Worked on establishing valuation guidelines and policies for the internal company
- Responsible for providing internal valuation reports on commercial properties

EMIGRANT SAVINGS BANK

LOAN OFFICER

New York, NY

June 1995 – January 1998

Provided due diligence and credit analysis on commercial real estate loans.

- Instrumental in establishing an environmental review process and procedures

- Created a report template to provide underwriting parameters for loan approvals
- Conducted property inspections and met with potential borrowers to review collateral

EDUCATION

FORDHAM UNIVERSITY

B.S. FINANCE/INTERNATIONAL BUSINESS, 1995

Graduated with Honors, Outstanding Senior Thesis Award

AFFILIATIONS

Designated Member of Appraisal Institute

State-Certified General Real Estate Appraiser

National Council of Real Estate Investment Fiduciaries

Fordham University Alumni Club of Northern New Jersey