

Professor Sheets maintains complementary expertise spanning principal-based investing, academia, entrepreneurship, and corporate governance.

Donald has been appointed since 2009 to the faculty of both Columbia University and New York University, where he developed and continues to teach the first graduate-level distressed real estate investing coursework within each university's curriculum. Donald's curricula includes equity and debt capital markets, distressed and alternative investing strategies, real estate and structured finance, real estate law, commercial negotiation, and private equity. He teaches across multiple disciplines that include undergraduate and graduate programs in business, real estate development, and architecture. Donald has lectured at Auburn University, Georgetown University, The George Washington University, Harvard University, and The Massachusetts Institute of Technology.

Donald has over 22 years of leadership, property acquisition, asset management, capital formation, and restructuring experience across a variety of capital structures, asset types, and geographies. Donald is Managing Director at Broadshore Capital Partners ("Broadshore"), serves as Portfolio Manager of the Special Situations Debt Group ("SSDG"), and is a member of Broadshore's Management Committee. SSDG's vertically-integrated team proactively underwrites, services, and resolves investments for mandates on behalf of a prominent endowment and a top-decile pension fund.

Donald was previously a Managing Director at Clarion Partners ("Clarion"), a \$56 billion AUM private equity fund. SSDG was established upon Clarion's acquisition of AlumCreek Holdings ("ACH"), a private equity platform that Donald founded in 2014.

Prior to launching ACH, Donald was Senior Principal with Square Mile Capital Management ("SMC"), a \$6 billion AUM private equity fund. Donald co-led SMC's transaction team and executed upon non-traditional commercial real estate investment opportunities. During his tenure, Donald sourced, underwrote, and closed the acquisition of over 130 mid-balance commercial mortgages across several transactions aggregating over \$2 billion in outstanding principal balance. Prior to his role at SMC, Donald initiated a special situations commercial real estate investment platform and built a team at Davidson Kempner Capital Management ("DK"), a \$35 billion AUM multi-strategy hedge fund. While at DK, Donald sourced, underwrote, and managed over \$1 billion in profitable risk-based capital exposure across dozens of transactions. Prior to DK, Donald worked for The Carlyle Group, EastBanc, and Starwood Urban Investments.

Donald serves on the executive committee of the Harvard Alumni Real Estate Board. He is a Board Member and Chairman of the Audit Committee of Educational Housing Services, which is New York's largest student housing operator. Donald is an active participant within the Commercial Real Estate Finance Council, having previous appointments to its Board of Governors and leadership of its High Yield and Distressed Realty Assets Forum as well as ongoing appointments to its Editorial Board and Co-Chairmanship of its Education Committee.

Donald received a B.B.A. in Accounting and Real Estate Finance from The George Washington University *magna cum laude* and received an M.B.A. from Harvard Business School.