

Kyle Nemeroff is a Managing Director at Timberline Real Estate Ventures, where he oversees the firm's national real estate and corporate acquisitions and investment strategy, as well as its capital markets activities, representing \$3B+ of transaction volume. Kyle oversees the sourcing, vetting, structuring, and execution of investments across all real estate and corporate opportunities. He also leads Timberline's capital markets initiatives, including financing, recapitalization, and strategic transaction execution.

Before joining Timberline, Kyle spent five years at Heitman Capital Management, a global real estate investment firm with \$49 billion in AUM. He specialized in acquisitions and financings across all major real estate asset classes, working within Heitman's North America Private Equity and Private Debt divisions. During his tenure, Kyle closed over \$2.5B of core, value-add, and development investments (mainly student housing), including acquisitions, senior bridge loans, mezzanine and preferred equity investments, on behalf of Heitman's various discretionary funds and separate client accounts.

Highlights of Kyle's time at Heitman include acquiring the first student housing asset for the firm's open-ended core fund. Kyle brings a hands-on, strategic approach to direct transaction sourcing, investment execution, and the development of joint-venture relationships across real estate asset classes.

Prior to Heitman, Kyle worked at HFF. He received a BBA in both Real Estate and Urban Land Economics and Investment Banking from the University of Wisconsin-Madison and is an active member of the Wisconsin Real Estate Alumni Association. He and his family reside in Westport, Connecticut.