

David M. Gebel

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PROFESSIONAL SUMMARY

Strategic leader with notable and proven expertise in financial, general operations, and project management; I have extensive background in asset management, valuation, process design improvements, gap analysis, and driving change management initiatives. A progressive manager that possesses both practical and critical thinking attributes that are efficiently and effectively translated into strategic visions and tactical results.

CORE COMPETENCIES

- Change Management Leader: process engineering, modeling, and mapping for continuous improvements.
- Cross-Functional Team Leader: proven consensus builder when achieving operational efficiencies.
- Career Development Mentor: transparent, inclusive approach toward hiring and personnel.
- Application of financial, analytical, and statistical control of leading or lagging metrics and KPIs.

WORK EXPERIENCE

FARBMAN GROUP | MILWAUKEE, WI | PROPERTY MANAGER | CURRENT

Farbman Group is the premier commercial real estate organization in the Midwest and one of the industry's most respected and accomplished providers of full-service real estate solutions with more than 25 million square feet of commercial space under management.

- Responsible for all aspects of day-to-day operations of the properties handling tenant complaints and service requests through personalized hands-on management approach emphasizing transparency, relationship-building and 24/7 access.
- Oversight of third-party maintenance, janitorial, and security vendors as well as service providers for building mechanicals and systems.
- Assists in the preparation of the annual budget, reporting, and financial performance of the properties; works with leasing teams on existing terms of tenant leases.

VISTAR/MASTER WHOLESALE | JACKSON, WI | DIRECTOR, OPERATIONS | 03/14 – 06/19

Vistar, a division of Performance Food Group, one of the largest publicly traded food distributors in the country with annual sales exceeding \$18B, acquired Master Wholesale and Vending Supply, Inc., a privately held independent supply chain distributor of convenience foods delivering to vending and micro market operators.

- Directional oversight for Master Wholesale and Vending Supply, Inc.'s general corporate operations inclusive of Customer Care – Order Fulfillment, Finance and Accounting, Human Resources, and IT inclusive of:
 - Any request, initiative, or problem resolution solidifying new and existing relationships to ensure ongoing revenue growth.
 - Created robust reporting capabilities through Excel Query to generate financial data metrics in a clear and concise visual manner for key stakeholders.
 - Policies including company handbook and compliance to state and US Labor Department requirements.
 - Enterprise wide system management and upgrades including ERP platforms, equipment, communications, B2B service applications.

Additional supervisory responsibility for distribution center operations consisting of four industrial facilities strategically located to service an 18-state coverage area with employing an overall support staff of 117 associates in support of an annual sales contribution of \$130M;

- Warehousing: approximately 300,000 square feet of operational real estate.
- Inventory Control: over 8,000 unique SKUs.
- Transportation and Logistics: fleet operations made up of 52 tractor and trailers.

- Point lead for the operational synthesizing, dissemination and due diligence associated with the acquisition of Master Wholesale by Performance Food Group/Vistar.
- Assisted President and COO with the review, analysis and selection of employee benefit packages, property and casualty liability insurance, and initiated risk management process improvements to mitigate risk to overall company operations and financial exposures.
- Responsible for the integration of Master Wholesale's acquisition of Jones Vend and OCS; reviewed data, developed strategic timeline, and executed the weeklong implementation with zero operational downtime.

CALLAHAN CAPITAL PARTNERS | CHICAGO, IL | MANAGER, ASSET MANAGEMENT | 01/11 – 02/14
 Callahan Capital Partners, partnering with Ivanhoe Cambridge, a subsidiary of Cassie du Depot et Quebec, provided investment and property management guidance for class A office buildings in gateway markets to one of the leading institutional fund managers and real estate holding companies in North America.

- Manager within the Asset Management group responsible for cash flow models for over 2.7 million square feet of office space, 200,000 square feet of retail and parking space. Established and executed to proven strategies that maximize revenue and controlled costs to enhance building value.
 - Utilized market research to sensitize key metrics facilitating go/no go discussions.
 - Tracked building KPIs for performance measurement.
- Presented investment underwriting valuations to the Investments Group outlining feasibility analysis for potential acquisitions. Coordinated and compiled the due diligence materials required to close the purchase of asset valued at \$390M inclusive of securing the external financing of over \$200M.
- Accountable for the asset portfolio financials, inclusive of actual to projected property performance, projected performance to equity development, and long-term financial planning objectives.
- Coordinated and facilitated with local property teams on building and corporate initiatives as well as a variety of daily or weekly tenant issues related to leased space, common areas, or amenities.

EQ OFFICE | CHICAGO, IL | SR. FINANCIAL ANALYST | 11/06 – 1/11

EQ Office is a leading real estate investment firm in North America that is funded through the Blackstone Group, considered one of the largest investment firms in the world, with global assets exceeding \$450B.

- Responsible for cash flow models necessary to conduct strategic financial analyses on nearly 15 million square feet of Class A and B commercial office and retail properties worth approximately \$2.1B in value.
- Teamed with corporate and regional field teams in annual budget updates and generated tools to efficiently extract data from building cash flow models for presentations to management and ownership executives.
- Prepared lease analyses for senior management on various proposals for up to 400,000 square feet of office space, worth \$80M in value, to maximize building revenues and value.
- Produced and presented to the private equity ownership group the prevailing market conditions, vacant space leasing opportunities, existing lease expirations, and capital projects that impact net operating income.

FORD MOTOR COMPANY | DEARBORN, MI | COST ANALYST | 08/05 – 10/06

- Reviewed monthly requisitions with managers spending issues and cost reductions.
- Audited plant inventory control processes for Sarbanes-Oxley compliance.

SYSTEMS KNOWLEDGE

Sage; Argus, Yardi, Clarity, JD Edwards; SQL; Microsoft Suite; B2B online sales software.

EDUCATION

University of Wisconsin - Madison; Bachelors of Business Administration: Finance, Investments, and Banking

Copenhagen Business School - Denmark; Semester Exchange Study Abroad Program