

## OUR TEAM

NICHOLAS T. DOBRON

Principal

Direct 858.395.2025 | [ndobron@trinitycapital-llc.com](mailto:ndobron@trinitycapital-llc.com)

Mr. Dobron specializes in the valuation and disposition of distressed residential and senior living opportunities. Formerly as Vice President of Acquisition and Disposition at Innovative Communities, he was directly responsible for over \$185 million of land acquisitions and dispositions and managed all physical and analytical due diligence critical for the securitization of over \$450 million in debt and equity. Additionally, Mr. Dobron spearheaded Innovative Living, a senior housing division, through an acquisition of a California based portfolio. Mr. Dobron also possesses a sound understanding of land use and entitlements through his prior experience as forward planner at KB Home Coastal, where he managed the entitlement and permitting of multiple tracts in Riverside County. Mr. Dobron graduated from the Marshall School of Business at the University of Southern California with an emphasis in Real Estate Finance and currently holds a Real Estate Broker's License in the State of California.

EDWARD A. PROSSER

Principal

Direct 213.820.1237 | [eprosser@trinitycapital-llc.com](mailto:eprosser@trinitycapital-llc.com)

Mr. Prosser specializes in the valuation and disposition of distressed residential and multifamily opportunities. Formerly as a Finance & Budget Manager at Innovative Communities, he was responsible for the analysis, investment performance, and budgets for 25 residential communities and was integral in procurement of over \$350 million in debt and equity. Additionally, he participated in the creation of work-out, re-entitlement, and repositioning strategies to remedy debt default on numerous projects. Prior, Mr. Prosser was a commercial real estate advisor at Sperry Van Ness Commercial Real Estate with a nationally ranked team where he facilitated the acquisition and disposition of over \$240 million of multifamily and infill development opportunities. Mr. Prosser graduated from the Marshall School of Business at the University of Southern California with an emphasis in Real Estate Finance. Furthermore, he holds a Real Estate Broker's License in California and is an active participant with the Urban Land Institute.



## DISTRESSED ASSET SOLUTIONS

- Valuation
- Disposition
- Asset Management



BRIAN J. KREBS

Principal

Direct 818.606.9476 | [bkrebs@trinitycapital-llc.com](mailto:bkrebs@trinitycapital-llc.com)

Mr. Krebs specializes in the targeting and valuation of commercial investment and development opportunities located throughout the western United States. His experience provides clients a thorough understanding of current market dynamics and analysis. Previously as Acquisitions Associate at Warmington Capital Partners, LLC, he participated in the acquisition and disposition of over \$250 million of retail, office, industrial & multifamily investments. In this role he was responsible for all feasibility analysis, financial underwriting and physical due diligence. Prior to Warmington, Mr. Krebs held positions as Project Coordinator and Manager with Blanchard Heller Properties in Los Angeles where he facilitated the development and repositioning of multiple distressed industrial properties into modern condominium loft communities. Mr. Krebs graduated from the Marshall School of Business at the University of Southern California with a dual emphasis in real estate finance and real estate development. He also is an active member of the Urban Land Institute and holds a Real Estate Sales License in the State of California.



Trinity Capital Advisors, LLC  
209 Villa Point Dr.  
Newport Beach, CA 92660

[www.trinitycapital-llc.com](http://www.trinitycapital-llc.com)

## MISSION STATEMENT

*To deliver superior strategic financial solutions in order to create, preserve, and maximize the value of our clients' investments.*

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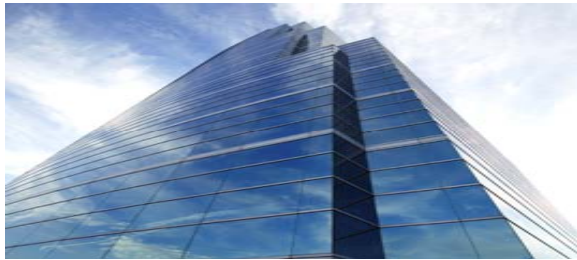
[www.trinitycapital-llc.com](http://www.trinitycapital-llc.com)

# CREATING VALUE THROUGH EXPERIENCE, ANALYSIS, AND LONG LASTING RELATIONSHIPS

## *Delivering Customized Financial Solutions*

### ABOUT US

Trinity Capital Advisors, LLC is a real estate advisory firm providing workout solutions for institutional and private investors, developers and high-net-worth individuals through valuation, disposition, and asset management. We are recognized for blending our diverse skill sets and entrepreneurial vision to create customized financial solutions which create, preserve and maximize the value for our client's investments.



### PRODUCT EXPERTISE

#### Residential

- Master-planned Communities
- Single Family- Attached & Detached Product
- Land Development- Finished Lots
- Land Entitlement- Raw Land

#### Commercial

- Office
- Industrial
- Retail
- Multifamily
- Senior Housing



### TCA ADVANTAGE

#### Perspective

- Unbiased 3<sup>rd</sup> party underwriting and a strong understanding of developer, lender and new investor perspectives

#### Experience

- Proven underwriting and management of complex residential and commercial real estate

#### Relationships

- Strategic alliances with brokers, auction companies, attorneys, general contractors, and property management companies

#### Value

- Cost effective solution – No salary or overhead expense



### DISTRESSED ASSET SOLUTIONS

- Asset Valuation
- Acquisition Due Diligence Support
- Financial Modeling and Underwriting - (Excel/Argus)
- Repositioning/Re-Entitlement Plans
- Property Disposition and Note Sales
- Lender Recapitalizations
- Asset Management

*"Blending our diverse skill sets and entrepreneurial vision to create customized financial solutions"*

