

## **Christopher J Ellis, CPA**

### PROFESSIONAL EXPERIENCE

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January 2017 – Present

**White Oak Partners**

Westerville, OH

*Vice President, Investor Relations*

- Working closely with the Chairman of the Board and CEO to source new equity opportunities.
- Establish and maintain relationships with current and potential intuitional investors.
- Oversee Joint Venture Partner and Investor Reporting.

January 2006 – December 2016

**Washington Prime formerly Glimcher Realty Trust** Columbus, OH

*Sr. Director of Investments*

- Establish relationships with key brokers to ensure the Trust receives information on all relevant potential opportunities.
- Manage a team of 3 analysts and an assistant.
- Serve on the Investment Committee approving all major lease deals more than \$1 million in capital.
- Relationship manager for all Joint Venture relationships, which included institutional investors such as Blackstone, O'Connor Capital, Heitman, and Oxford Properties; and a number of local or individual developers.
- Manage and lead all financial underwriting on new acquisitions and/or new development opportunities. Expert user of Argus.
- Oversee all disposition activities including establishing price, preparation of underwriting materials, negotiation with brokers and buyers.
- Oversee and complete all financial analysis for acquisitions, dispositions, developments, and redevelopments.
- Serve as project manager in the due diligence process by interfacing with all the key constituents and ensuring that all departments complete their respective responsibilities in a timely fashion.
- Work with Development in developing new out parcel and/or development opportunities of existing properties.
- Work in partnership with Budgeting to ensure all planned acquisitions, development and redevelopment projects are re-forecasted into the budgeting process.
- Act as key lesion with joint venture partners in the acquisition process, along with the annual business plan and budgeting process.
- Negotiate and complete joint venture structuring and financial modeling.
- To date have acquired and/or sold more than \$2.6 billion in assets, underwrote over \$400 million ground up development, and numerous out parcel and redevelopment opportunities.

March 1999 – January 2006

**Ohio Public Employees Retirement System** Columbus, OH

*Investment Analyst*

- Invested across a range of property types, including retail, multi-family, office, industrial, and specialty, primarily in non-discretionary separate accounts, closed ended funds, and open ended funds.
- Oversaw all aspects of the real estate portfolio's insurance program, including the third-party risk manager.
- Worked with Legal counsel on strategies for litigation, UBIT issues, operating agreements, and other pertinent legal issues.
- Developed and maintain appraisal policy for all assets. Worked with managers to ensure universal adherence.
- Developed and implemented asset management database system to track performance at the property and portfolio level.
- Ensured timely and thorough completion of annual business plans and budgets, quarterly financial reports and exception reports for all accounts.
- Evaluated property level issues and manager progress toward solutions. Recommended sales or manager terminations if appropriate.
- Developed forecasts for future performance.
- Developed and implemented distressed asset procedures.
- Oversaw Best Practices review of external real estate managers.

May 1996 – March 1999

**Ohio Public Employees Retirement System** Columbus, OH

*Accountant*

## EDUCATION

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May 2009 Dauch College of Business and Economics at Ashland University  
Ashland, OH  
Masters of Business Administration – Executive Management with a Finance  
Specialization  
Summa Cum Laude

Delta Mu Delta International Honor Society Member  
Epsilon Beta Chapter – Ashland University

March 1996 The Max. M. Fisher College of Business at The Ohio State University  
Columbus, OH  
Bachelor of Science in Business Administration – Accounting

## PROFESSIONAL MEMBERSHIPS

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American Institute of Certified Public Accountants  
Ohio Society of Certified Public Accountants

International Council of Shopping Centers  
 Urban Land Institute – Columbus District Council  
 National Multifamily Housing Council  
 National Council of Real Estate Investment Fiduciaries  
 Pension Real Estate Association

## ACCREDITATIONS

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Certified Public Accountant (CPA), licensed in the State of Ohio  
 Successfully completed Level I of Chartered Financial Analyst (CFA) exam

## TEACHING/SPEAKING EXPERIENCE

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DeVry University – Keller Graduate School of Management  
 Adjunct Professor  
*October 2009 - Present*  
*Finance 515 – Financial Management: Theory and Practice*  
*Finance 516 – Corporate Finance*  
*Accounting 504 – Financial Accounting*

International Council of Shopping Centers  
*Executive Learning Series – Structuring Joint Ventures – The Legal and Economic Considerations*  
 ■ October 2007  
 ■ June 2008

The Ohio State University  
*Various roundtable and panel discussions within the Real Estate Center and the Undergraduate Speaker Series*  
 ■ September 2011 to Present

## VOLUNTEER EXPERIENCE

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February 2004 – January 2009

Piatt Meadows Homeowners Association  
*Past Trustee, President, and Treasurer*

Lewis Center, OH

July 1999 - December 2003

Community Mediation Services  
*Past Board President, Past Treasurer*

Columbus, OH