

Barbara Bradfield

Professional History

- Master of Business Administration (finance), University of Southern California
- Bachelor of Science (business administration, MIS), California State University, Long Beach

Expertise

Barbara Bradfield brings to ADK&A more than 16 years of comprehensive experience in commercial and real estate finance. Her experience includes asset management, loan structuring, financial analysis and feasibility for proposed and existing projects, and valuation of portfolios. She specializes in working with investment companies in acquisition and development.

Prior to her consulting work, Ms. Bradfield was a senior financial analyst with the syndications and securities subsidiary of California Federal Savings and loan, and a loan officer with Wells Fargo Bank.

Experience

Selected real estate finance and economic consulting assignments representative of Ms. Bradfield's experience follow:

KMG Consulting (later operating as PCR Kotin) Provided market research services, financial modeling and filed work services for a wide range of public private joint ventures, including extensive ground lease analysis for the Los Angeles County Department of Beaches and Harbors and the Ventura County Channel Islands Harbor Department. Assisted in preparation

of reports, master plans, and fiscal impact reports.

Fremont Investment and Loan. Evaluated loans for risk management and participation; wrote formal request for modifications and extensions of major loans; negotiated and coordinated closing of loan modifications; reported to executive management on special-asset loan portfolio.

Western Federal Savings Bank. As an asset manager, worked on a \$300 million pool of loans for securitization; managed modifications, foreclosures and work-outs for income property loans between \$300,000 and \$20 million; wrote and presented cases for Credit Review Committee requesting modifications and work-out arrangements on loans; coordinated legal process for loans in foreclosure and receivership.

The Meyers Group. Built and refined financial model of bond-repayment schedule for City of Los Angeles on Playa Vista master-planned community; testified as expert witness in real estate and financial litigation; researched and wrote economic feasibility studies, pricing programs and competitive analyses for Southern California investors, developers and banks; valued commercial buildings in a portfolio for assigning asset values and planning reserves for a major utility company. Defined product recommendations, projected pricing and estimated absorption for a proposed development in Riverside County based on the target market and regional economics for Wells Fargo

Investment Advisors, administering funds for pension investments.

Wells Fargo Bank. Loan officer in Real Estate Industries Group and Commercial Banking Group; analyzed business loan requests for \$5 million to \$50 million; wrote loan officer summaries for loan approval; reviewed commercial loans for quality standards in Loan Supervision; tracked cash flow of real estate assets in Trust Department.

Lancre International. Responsible for the economic analysis, proposals and feasibility studies on real estate developments for joint ventures or partnerships with international clients, including cash flow projections for project and company strategic planning; established banking relationships and arranged funding sources for projects between \$2 million and \$60 million; arranged and coordinated investment banking relationship for underwriting and issuing public finance bonds for \$21 million of infrastructure on a 1,700-acre land development in San Diego County.