

Sean K. Flannery
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EXPERIENCE

Roundfield Consulting LLC

February 2016- Present

		Major Role Projects:		
River District Investors	Project Executive	River District Master Plan	\$1.1Bil Master Plan	November 2022 - Present
Lauricella Land Co.	Development Consultant	Market Street Power Plant	\$80mm HTC Retail	November 2022 - Present
US Construction	Project Manager	Ocean Delray	\$80mm Luxury Condo	May 2018 – February 2021
Golub and Company	Project Executive	The Bristol	\$360mm Luxury Condo	March 2018 – December 2020
Fort Partners	Project Manager	Four Seasons Surf Club	\$650mm Luxury Hotel	February 2017 – January 2018
Fort Partners	Project Manager	Four Seasons Palm Beach	\$65mm Hotel Renovation	August 2016 – January 2018
Jeff Greene	Director of Development	One West Palm	\$250mm Office/Hotel Tower	February 2016 - June 2016

Two Roads Development/Eastview Development

Vice President of Development – Two Roads Development

July 2015 – February 2016

- Development of budget and modeling for a ~\$200mm luxury condo build.
- Consultant and Ownership coordination, including tracking and reviewing consultant deliverables.
- Conduit for communication between development, marketing, construction, and sales.

Senior Asset Manager – Eastview Development

December 2014 – February 2016

- Management of capital accounts for a \$250mm luxury condo build.
- Management of multiple land deals across South Florida.

Acquisitions Analyst – Two Roads Development

September 2013- July 2015

- Development and cash flow modeling in Excel consisting of complex, multiple scenario models.
- Negotiation with capital sources for capital structures in excess of \$100mm.

HIG Capital, LLC

Miami, FL

Special Situations/Distressed Deal Sourcing

September 2009-October 2012

- Focused on special situations investments for a 4 billion dollar distressed and special situations fund involved in all tiers of the capital structure, with a focus on debt-for-control plays.
- Perform preliminary analysis on distressed and special situation opportunities.

Grupo Empresarial SA de CV

Mexico City, Mexico

Partner

March 2008-April 2009

- Managed an effort to launch a cross-border investment fund, raising money in the U.S. for real estate investments in Mexico.
- Built DCF models for existing and potential investment properties.
- Worked with the development team on value-add and repositioning possibilities for existing properties.

One East Partners

New York, NY

Credit Trader

October 2006-March 2008

- Head of credit trading for a 2.5-billion-dollar high yield and distressed focused hedge fund. Traded bonds, CDS, and other derivatives, including CDS curve strategies, bank debt, and the event driven equities strategy.
- Maintained relationships with the sell-side in the US and London and established a detailed network of contacts.

Halcyon Management, LLC

New York, NY

Trader

August 2001- February 2008

- Worked closely and in concert with the senior event driven trading team on all products, including equities, equity derivatives, high yield bonds, bank loans, credit default swaps, and currencies.
- Responsible for executing trades within spreads and parameters established by portfolio managers for the arbitrage and distressed strategies.

Bear Stearns and Co.

New York, NY

Merger Arbitrage Trading/Mortgage Trading

May 1999 - August 2001

- Responsible for order execution on DOT machine for merger arbitrage trading desk.
- Worked with the mortgage trading desk on the CMO offering sheet, calculating profit and loss reports, and updating performance spreadsheets.

EDUCATION

Florida International University; Chapman School of Business,
Master's of Real Estate, July, 2014; GPA: 3.975 (Including **ARGUS** training)

Tulane University, A.B. Freeman School of Business
Bachelor of Science in Management, May 1999; Concentration: Finance, GPA 3.4

Interests: Piloting Single-Engine Aircraft, Scuba Diving, Tennis, Horseback Riding, Skeet Shooting
Board Memberships: Neighborhood Housing Services, a 501(c)3, New Orleans, LA: Board Member, 2022 - Present
Chapman Partnership for the Homeless: Operations Committee, 2013-2016, Treasurer of Nextgen Council, 2014-2016