



Phil Wharton
Managing Partner

Philip Wharton is the founder and Managing Partner of Nimbus Properties, a boutique real estate development firm. Prior to founding Nimbus, Phil served in senior development and investment functions at several prominent firms, including RXR Realty where he helped build a multifamily platform and Brookfield Property Group where he made strategic initiatives pertaining to Brookfield's 10-million-square-foot U.S. development pipeline, including the Manhattan West project on Manhattan's West Side. Prior to that, Phil worked at AvalonBay Communities, where he sourced and executed multifamily projects throughout New York City and Westchester County. Phil holds a bachelor's degree from Harvard College and an MBA from the Wharton School of Business at the University of Pennsylvania.



Stephanie Cuba
Principal

Stephanie Cuba is the founder of CC Strategies LLC, a real estate consulting firm, and a principal of Nimbus Properties. Stephanie brings more than 20 years of experience in all facets of the real estate industry. Starting her career at Paul Hastings LLC as a real estate lawyer, she went on to State Street Global Advisors where she originated and underwrote investment opportunities throughout the country. At Avalon Bay Communities, as a Senior Development Director, she developed \$1 billion worth of projects totaling 1,200 units, leading teams through all stages of the development process from underwriting and site acquisition to entitlements and design and through construction and lease up. Stephanie holds a BA from the University of Pennsylvania and a JD from Benjamin N. Cardozo School of Law.



Maria Masi
Principal

Maria Masi is a principal at Nimbus Properties and has more than 20 years of experience developing residential and mixed-use, mixed-income projects. Most recently as Senior Vice President of Development at Brookfield Properties' development group, she led the Northeast New York multifamily development team and oversaw more than \$3B in residential and mixed-use development projects. Prior to that, Maria held senior development roles at New York development firms Rose Associates Inc., Avalon Bay Communities and Forest City Ratner Companies. Maria received a Master in Real Estate and Urban Development from Harvard University Graduate School of Design and a CPA degree from the School of Economic Sciences of the Universidad Nacional de La Plata, Argentina.