

Albert F. Moscato Jr.
225 Banyan Boulevard, Suite 240
Naples, Florida 34102

PROFESSIONAL EXPERIENCE:

NM DEVELOPMENT GROUP, LLC

NAPLES, FL
2008-Present

Principal

- * Owner of Real Estate Development Company focused on the development of existing portfolio as well as the identification of real estate assets for purchase with implementation of value-added strategies for future appreciation.
- * Consulting services for select real estate related transactions.

WCI COMMUNITIES INC.

NAPLES, FL
1996-2008

Senior Vice President, Business Development Division

- * Responsible for coordinating company-wide transactions in excess of \$1 Billion for Homebuilding and Tower land acquisitions, M&A activity and Land Sales for a Florida based Public Real Estate Homebuilding Co. reporting to CEO.
- * Directing activities of staff and company Division Presidents to identify and analyze land acquisition opportunities.
- * Directing activities of staff and other company disciplines to identify, analyze and acquire M&A candidates throughout the country.

Division President, Tower Division

- * Responsible for Design, Sales, Construction and Operation of Luxury Residential high-rise residences and communities.
- * Directed the Divisions identification and acquisition of properties suitable for high-rise residences.

POINT MARCO DEVELOPMENT CORP.

NAPLES, FL
1992-1996

Executive Vice President-Chief Operating Officer

- * Responsible for managing residential/commercial development company with assets in Florida and Massachusetts. Responsibilities included acquisition, construction, finance, operations, leasing and marketing.
- * Responsible for managing company's \$500 million high rise residential development activities.
- * Responsible for a Residential Sales and Rental Brokerage subsidiary with annual sales in excess of \$100 million with staff and agents of 110 people. Analyzed and completed three Realty Company acquisitions.
- * Responsible for management of Country Club with annual golf revenue of \$2 million and staff of 35+.
- * Responsible for development and management of sales and marketing strategies for all companies.
- * Developed invoice tracking system and reorganized company's accounting, insurance and MIS procedures.

SHAWMUT BANK, N.A.

BOSTON, MA

Vice President-Group Manager

1990-1992

- * Management of two real estate disposition teams of 12 professionals and \$200 million in distressed commercial real estate and title-owned portfolio in liquidation for a \$30 billion+ bank.
- * Responsible for budgeting, establishing disposition strategy, guidance of team members on all aspects of real estate credit and loan workout alternatives with overall goal of protecting bank's assets while maximizing return. Management of team compliance to both bank and regulatory policies and procedures.
- * One of six members of Division Asset Disposition Committee.

Vice President-Regional Manager

1987-1990

- * Regional manager of a \$250 million commercial real estate lending office in Northern Massachusetts.

Senior District Facilities Officer

1984-1987

- * Managed staff of 10 with responsibility for property management of 61 bank-owned and occupied locations.

Assistant to Senior Vice President of Retail Administration

1982-1984

- * Assumed role of "floating manager," performing retail branch manager role during manager's absence.

EDUCATION:

Master's of Business Administration

BABSON COLLEGE, Wellesley, Mass.

June 1990

Bachelor's of Arts-Psychology

ST. ANSELM COLLEGE, Manchester, N.H.

June 1981

LICENSES: Florida Real Estate Salesperson-non-active

AFFILIATIONS:

Member of Harry Chapin Food Bank Capital Campaign Committee, 2012, 2013, 2014
Advisory Board Member-Stonegate Bank, 2011, 2012, 2013, 2014
Sponsorship Chairman for American Cancer Society Ball in 2006
Member of Board of Directors for Lee County YMCA, 1998, 1999, 2000, 2001, 2002
Chairman of Lee County YMCA 1999 Sustaining Funds Drive
Member of Leadership Lee County Class of 1997