



## **DEBRA JACKSON**

*Managing Director*

HDH Advisors LLC  
2002 Summit Blvd.  
Suite 950  
Atlanta, GA 30319

Tel 770-790-5018  
Cell 678-938-5393  
Fax 770-790-5103  
djackson@hdhadvisorsllc.com

## **FUNCTION AND SPECIALIZATION**

Ms. Jackson is a managing director with HDH Advisors and specializes in providing turnaround, restructure, real estate, and bankruptcy consulting.

## **INDUSTRY EXPERIENCE**

- Real Estate
- Capital Markets
- Real Estate Appraisal
- Underwriting
- Bankruptcy

## **EDUCATION & CERTIFICATIONS**

- B.B.A. in Real Estate, Georgia State University

## **HONORS & AWARD**

- Recipient of Mortar Board Honor Society, Outstanding Scholarship Award
- Elected to Beta Gamma Sigma, National Honor Society

## **PROFESSIONAL EXPERIENCE AND BACKGROUND**

Ms. Jackson's 28-year career as a commercial real estate and finance professional includes a variety of experience in capital markets, investor relations, development, asset management, dispositions, construction and permanent lending, underwriting, due diligence, loan restructuring, lender negotiations and commercial real estate appraisal. As Managing Director, Ms. Jackson provides comprehensive financial advisory, capital markets, restructure and turnaround/bankruptcy consulting services to the real estate, commercial business and lending industries including transaction strategy and structuring, recapitalization, loan modifications, workouts, new capital formation, asset management and operational performance. In addition, Ms. Jackson provides financial advisory services, expert report and expert testimony in conjunction with Chapter 11 bankruptcy cases and loan deficiency cases.

Debra held multiple leadership roles of increasing responsibility at a premier, privately-held, multifamily real estate investment, development and property management firm and oversaw a \$1.4 billion portfolio of real estate assets in various stages of their life cycle. In addition, Debra oversaw sourcing of approximately \$2 billion of debt and equity capital and the disposition of \$500 million of multifamily assets.

Debra began her career at Grubb & Ellis Appraisal and Consulting where she provided real estate valuation, feasibility, lender/owner due diligence and consulting services on income producing real estate. Debra's experience also includes portfolio management of distressed franchise restaurant and convenience store loans, origination and underwriting of golf course and recreational property loans and underwriting of multifamily loans under the FHA MAP and Fannie Mae DUS programs.

## **REPRESENTATIVE ASSIGNMENTS AND ENGAGEMENT WORK**

- Underwrote and performed due diligence on \$30 billion of loan portfolios for acquisition by institutional investors and banks.
- Provided sell-side advisory to a 20,000+ unit multifamily residential management company.
- Assisted Debtors in bankruptcy with plan formation, financial analysis and plan feasibility.
- Disposed of \$825 million of multifamily assets as owners' representative.
- Secured \$1.7 billion of project-level debt including construction loans, bridge and permanent financing.
- Placed \$60 million of equity in multifamily transactions with both institutional and friends/family investors.
- Provided work-out consulting on over \$20 billion of commercial real estate loans.
- Underwrote and originated \$1.5 billion of recreational property loans.