

James J. (Jim) Bruin, President

Mr. Bruin is the President of Peaceable Street Capital. He has 25 years' experience managing real estate joint ventures and relationships from both the investor and operator sides of the transactions.

Prior to joining Peaceable Street Capital, Mr. Bruin was senior vice president in charge of portfolio and risk management for Kimco Realty Corporation since 2008. Mr. Bruin led the company's \$5.5 billion institutional joint venture program and was responsible for fund raising, joint venture capital planning, investor reporting and annual business planning. He also provided strategic counsel on major fund decisions, including buy/sell/hold recommendations and execution, the formation of new joint ventures and negotiating acquisitions of properties or partnership interests from existing joint venture partners. Mr. Bruin managed a team of portfolio managers and analysts to deliver high quality, timely professional service to investors and quick feedback to operating teams.

In running Kimco's Risk department, Mr. Bruin oversaw the company's underwriting function, conducting risk assessments and due diligence on all property acquisitions. He and his team closely monitored the progress of Kimco's \$1 billion+ development and redevelopment program with a focus on proactively identifying and mitigating issues that could impede progress and trigger material cost overruns.

Prior to joining Kimco, Mr. Bruin enjoyed a successful 13-year career at GE Capital Real Estate as a portfolio manager specializing in joint ventures, troubled debt restructures, and debt and equity real estate across multiple property types. He was responsible for the asset management of \$650 million of equity invested in medical office, industrial, suburban office, and Section 42 low income housing tax credit investments (LIHTC).

Mr. Bruin has a bachelor's degree in economics from the University of Pennsylvania and a master's degree in construction management from Drexel University. He is also a certified public accountant (CPA – NJ License # 20CC0386700).