

Debra H. Morgan – Managing Director, C-III Asset Management LLC

Debra Morgan joined C-III in May 2010 and has held a variety of responsibilities with the firm. In addition to portfolio management, Ms. Morgan has been responsible for a large loan portfolio, a bankruptcy and litigation portfolio, and a significant amount of non-performing loan/property sales to opportunistic funds. As part of the bankruptcy portfolio, Ms. Morgan's team resolved approximately 25 real estate and individual bankruptcies during a 24 month period, achieving creditor-driven resolutions without one cram-down. With over \$10 billion in commercial mortgage loan resolutions, Ms. Morgan believes that communication and creative thinking are critical to maximizing recovery. Prior to joining C-III, Ms. Morgan served as Vice President for a Beal Bank affiliate managing loan administration and participations, assisting with bank exams and loan reviews/classifications and the creation and implementation of a commercial loan servicing group. During 2006 to 2009, Ms. Morgan was a principal with Saxton Morgan Realty Advisors and provided a variety of real estate portfolio services including management, underwriting, securitization and rating agency review/applications for funds, private investors and loan servicers. From 1993 to 2006, Ms. Morgan was with J.E. Robert Companies and served as a Vice President of Special Servicing with the responsibilities of serving on the credit committee, negotiating pooling and servicing agreements and overseeing the management of commercial loans and real estate for 40+ CMBS transactions with a combined par value in excess of \$40 billion. Ms. Morgan received a Bachelor of Arts – Interdisciplinary Studies from The University of Texas at Dallas in 1995. Ms. Morgan serves on the Greenhill School's Fund Committee, the Town of Addison's Board of Zoning Adjustments, and the Educational Committee for the CRE Financial Council and the CREFC's High Yield Distressed Realty Assets Forum; she is a frequent commercial real estate speaker.