



MICHAEL MILLER

ADVISOR TO BOARD, GRMM

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ABOUT

Founder & Executive Managing Director – Property Analytix, LLC, founder of international real estate consulting group with offices in 24 metropolitan cities in the U.S., Coimbatore, India, Mexico City, Mexico and Buenos Aries, Argentina providing appraisal, market and feasibility studies, development consulting and sales management on projects throughout the U.S. and the world.

Founder & Chief Operating Officer – Enriched Data, LLC, founder of the largest data aggregator of enriched real estate data in America. Mr. Miller has been involved in the database, appraisal and consultation of real estate and going concerns for over 30 years.

eXp Commercial Agent – a member of the fastest growing real estate brokerage in the world, with 82,000 co-agents that can process buyers and sellers of property almost anywhere in the world. The billions sold per month by this group includes all price ranges and allows for instant property listing exposure to investors worldwide.

Previously Mr. Miller was a Senior Managing Director which started Grubb & Ellis Landauer Valuation Advisory Services appraisal platform; Senior Director, with Cushman & Wakefield of Arizona and Texas for 17 years and with CB Commercial Real Estate Group, Inc. (CBRE) as an Assistant Vice President for 8 years. Working with the two largest full-service brokerage firms in the world, Mr. Miller was instrumental in the company's expansion into the resort development markets of Mexico, Latin American, Bahamas and Caribbean.

Clients include financial institutions, insurance companies, law firms, governmental entities, developers, private property owners, and many Fortune 500 companies active in the U.S. and institutional international clients active outside the U.S., specifically in the Caribbean, Central America, Bahamas and Mexico. Mr. Miller is considered a leading master planned consultant, providing land use profiles, density studies, marketing comparisons and structures, feasibility analysis, appraisal reports, consultation and joint venture proposals to some of the highest profile resort/destination master planned communities (MPC) ever developed. The practice features management, advisory, appraisal, litigation, consultation and expert witness covering all aspects of the real estate market.

M&S Steel Builders – Founder and President of the largest light gauge steel development firm in the Southwest U.S. Constructed custom homes in excess of \$10M, schools, retail, office and industrial, and developed custom home subdivisions throughout AZ and NV.





EXPERIENCE

ENVIRONMENTAL & DEVELOPMENT EXPERT

NAAB NAL, Belize

A green, smart new city of 25 square miles dedicated to health and wellness in Belize. This 15,960-acre mixed use development is one of the largest private land holdings in the country. The plan is to develop five active lifestyle communities centered around an international business park. The city around lagoons, will embrace the historical Mayan sites situated throughout the property, providing for anthropological and archeology exploration that will take decades to uncover all of the lost treasures on the property.

The Woodlands, Montgomery County, Texas

This 68,000 acre MPC, 4th largest master planned development in American, with hotel, retail, office, industrial, residential and golf courses. Appraised multiple times for various owners and lenders. Use of natural vegetation and renewable resources was a central focus of this development. Consultant to the Howard Hughes Estate on purchase.

Monterey Bay Shores, Sand City, California

Appraiser and consultant on the proposed greenest condo-hotel ever developed along the California Coast. Over 20 years and a dozen lawsuits, the owner obtained building permit and Coastal Commission approval in February 2017. This \$800,000,000 construction project has a sellout value in excess of \$1,400,000,000.

Crab Cay, Exuma, Bahamas

Currently under development, this is a 188 acre, \$190,000,000 resort island branded by #1 destination spa in the world, Sedona Resorts; it includes the 3rd largest marina in the Caribbean. This is an island property with environmental sensitive resort development, including a marina with Blue Star requirements. Sit on the Board of Directors and provide financial planning(build out modeling and land planning), sales management and development management that includes representation of a world class marina, 5-star destination spa and the implementation of the development.

Desert Mountain, Scottsdale, Arizona

Recognized as the leading private golfing community in the world, this is an 8,064 acre master planned community on a mountainside property adjacent to the Tonto National Forest; active mining claims, environmentally protected plants and dry washes had to be preserved in the development process. The development contains six golf courses, 2,650 residential lots ranging from \$300,000 to \$3 million in price, a private club and various commercial buildings. Provided Crescent Real Estate Equities as buyer to majority interest into project, appraisals and build-out alternatives under build-out model, and considered residual value of vertical homebuilding operations, as well. The total build-out was almost \$2 billion. (Seven engagements over 10 years)

Hokulia, Big Island, Hawaii

This is a 1,100 acre master planned community on the Big Island of Hawaii. It contains the historical site of King Komay'may's kingdom. Particular care had to be taken, since historical trails, retaining walls and underground burial chambers had to be preserved in the development process. The resort includes a golf course, residential lots ranging from \$900,000 to \$6 million, private club, and beach club. Provided appraisal under build-out model and the market study. (3 times)

Rocking K Ranch, Tucson, Arizona

Engaged by owner on a proposed 800+ acre MPC, Tucson, Arizona that had a number of environmental concerns, including water and the Mexican Spotted Owl. Provided development and marketing management services.

100,000 acres, S. of Lake Meade, Arizona

Appraiser on property for entitlement and development purposes. Laguna Del Mar, Puerto Peñasco (Rocky Pointe), Sonora, México This is a 2,000 acre master planned community under construction on the Sea of Cortez. With the ocean frontage came significant environmental/green development requirements. The resort plans 2,400 residential units, 1 proposed GC's, 2 hotels and specialty retail. Provided equity participation alternatives, development and sales/marketing management services. and appraisal under build-out model.



EDUCATION

Mr. Miller attended University of Texas, Arlington, Texas where he majored in real estate and minored in economics. Mr. Miller has successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute, IRWA, accredited universities, and others. Published articles on real estate valuation in C&W National Investor Survey (real estate in Mexico), the Houston Business Journal (real estate oriented to Telecom occupancy), published a monthly real estate newsletter to over 33,000 subscribers, interviewed on National Public Radio relative to real estate economics, speaker at real estate forecast events throughout the U.S. on big data in real estate, real estate market economics and advisor to private and government agencies.