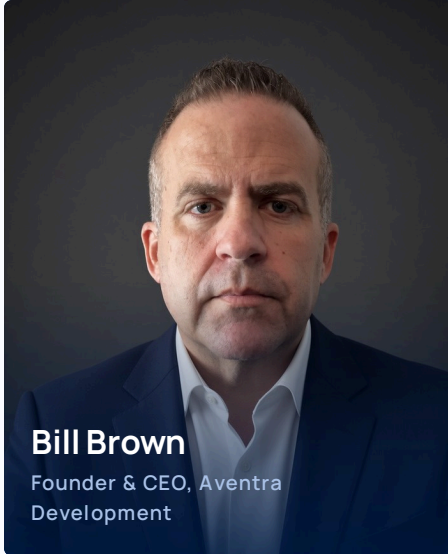

FOUNDER & CHIEF EXECUTIVE OFFICER · AVENTRA DEVELOPMENT

Bill Brown

Real estate development executive and Florida Certified General Contractor. Three decades of development and construction leadership across South Florida and the Caribbean, from hands-on project delivery to the chief executive's chair, now applied exclusively on the owner's side of the table.



Bill Brown

Founder & CEO, Aventra Development

CONTACT

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Aventra Development, LLC
 2199 Ponce de Leon Boulevard, Suite 201
 Coral Gables, Florida 33134 USA

LICENSES

- **Florida Certified General Contractor**
CGC1521245 · licensed 2013
- **Florida Certified Building Contractor**
CBC058623 · licensed 1998
- **Florida Real Estate Sales Associate**
SL3660251 · licensed 2026
- **Florida Home Inspector**
HI6924 · licensed 2012

PROFILE

A builder's command, applied on the owner's side.

Bill Brown is a real estate development executive with more than 30 years of senior leadership across South Florida and the Caribbean. He is the founder and Chief Executive Officer of Aventra Development, an independent development management and owner's representation firm in Coral Gables that works exclusively for owners, investors, and institutions on luxury hospitality, branded residential, multifamily, mixed-use, and institutional projects.

He is the former Chief Executive Officer of DCK Worldwide, a U.S.-based international construction management firm with a century-long operating history, where he directed large-scale hospitality, residential, and mixed-use programs across Puerto Rico, the wider Caribbean, and Latin America for institutional owners and global hospitality brands. Between 2018 and 2021 he served as Project Executive at Civic Construction Company, delivering high-rise multifamily, hospitality, and repositioning projects across Miami-Dade and Broward with budgets of \$45 million to \$165 million.

Earlier, he spent ten years as President and sole shareholder of Brown & Brown Construction, a South Florida construction management and design-build firm with roots in a family practice he joined as a Project Coordinator in 1994. He qualified as a Florida Certified Building Contractor in 1998 and a Florida Certified General Contractor in 2013. Between his tenures at the family firm he held project management roles with MCM Corp. and Pavarini Construction, delivering some of the largest public school projects in Miami-Dade County history.

Over his career he has led, delivered, or advised more than \$2 billion in project value, working directly with private developers and institutional owners including Monarch Alternative Capital, 13th Floor Investments, Key International, Ascendant Asset Management, Amkin Management, and PLH Barbuda, alongside institutional relationships including Arena Investors.

The license is not ceremonial. Bill reads drawings, challenges bids, and scrutinizes change orders from a position of technical authority that most advisory principals cannot match. That standard is applied to every Aventra engagement, from day one through delivery.

30+

Years of development and construction leadership

\$2B+

In project value led, delivered, or advised

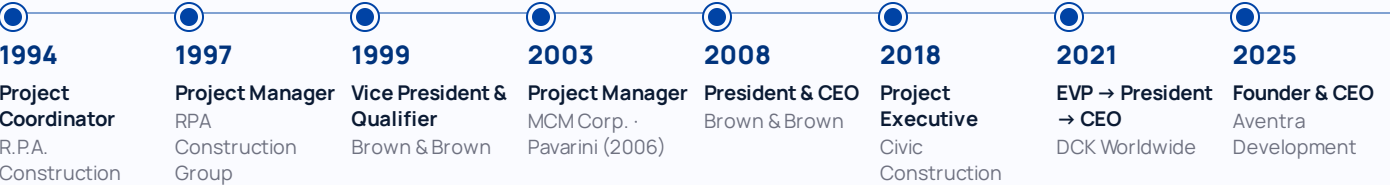
6

Caribbean jurisdictions with named projects

280

Multifamily units under active development management

CAREER TRAJECTORY



PROFESSIONAL EXPERIENCE

Aventra Development, LLC

OCT 2025 - PRESENT

Founder & Chief Executive Officer · Coral Gables, Florida

Founded Aventra Development to deploy three decades of development, construction, and executive leadership through an independent, owner-side platform. The firm provides development management, owner's representation, and predevelopment advisory across the full project lifecycle, from feasibility and financial structuring through design, entitlements, permitting, procurement, construction, and delivery, acting as a disciplined extension of the owner's team. Aventra holds no construction arm, no design arm, and no affiliated contractors; every engagement is led at the senior level and staffed with the project team the assignment requires. Active engagements include:

- **Ocama Retreat, Samaná, Dominican Republic:** predevelopment advisory for a boutique villa retreat, expanding into full development management.
- **Banyan House and Addison Landing, Miami-Dade:** development management of 280 multifamily units for Ascendant Asset Management.
- **Six Senses Belize:** development advisory to the ownership group for a private-island resort and branded residences off Ambergris Caye.
- **Mayaguana North Beach, The Bahamas:** predevelopment advisory, brand outreach, and investor positioning for an ultra-luxury resort and branded residences.
- **Lanaar Elementary School, North Miami Beach:** owner's representation for the expansion of a private school campus.

DCK Worldwide Group, LLC

2021 - 2025

Chief Executive Officer · previously President; Executive Vice President · Coral Gables, Florida

Joined DCK Worldwide as Executive Vice President in September 2021 and was promoted to President in January 2024 and Chief Executive Officer in October 2024. DCK is a U.S.-based international construction management firm with a 100+ year operating history and active operations throughout the United States, Puerto Rico, the broader Caribbean, and Latin America. As CEO, provided corporate vision and strategic leadership across all business units and subsidiaries; directed business development, operations, and project delivery for large-scale resort, residential, and mixed-use developments for institutional owners and global hospitality brands; and expanded the firm's Caribbean platform, deepening relationships with luxury hospitality brands, award-winning design firms, institutional capital partners, and government stakeholders across multiple jurisdictions. Maintained direct, senior interface with owners, lenders, brand representatives, and joint venture partners throughout.

Civic Construction Company, Inc.

2018 - 2021

Project Executive · Miami, Florida

Led delivery of large-scale South Florida multifamily and hospitality construction projects with budgets ranging from \$45 million to \$165 million. Owned the senior client relationship and held direct responsibility for P&L, subcontract and purchase order negotiation, owner and subcontract change orders, client billing, and budget and buyout reviews, with oversight of procurement, permits, submittals, RFIs, and project schedules. Portfolio included One Broadway (Brickell), The Boulevard (Biscayne Corridor), Motion at Dadeland, AC Hotel Fort Lauderdale Beach, and EVEN Hotel Miami.

PROFESSIONAL EXPERIENCE, CONTINUED

Brown & Brown Construction, Inc.

2008 – 2018

President, Chief Executive Officer & Sole Shareholder · Miami, Florida

Returned to lead the family firm as President and sole shareholder, taking full ownership of the business his father and Rafael de los Reyes had built. Focused the firm on select commercial, institutional, and private luxury residential projects across South Florida. In 2013 obtained his Florida Certified General Contractor license and served as the firm's CGC Qualifier. Directed all critical business functions, including business development and client relations, strategic planning, budgeting and estimating, procurement, and project execution. Delivered numerous educational, religious, municipal, and commercial facilities for clients including the State of Florida, the City of North Miami Beach, the Village of Miami Shores, and the Archdiocese of Miami.

Pavarini Construction Co., Inc.

2006 – 2008

Project Manager · Miami, Florida

Recruited by Pavarini, a subsidiary of the Structure Tone Organization, to manage construction of the South Dade Senior High School replacement (State School CCC-1): a \$79.6 million, 400,000-square-foot facility and the largest and most expensive school project in the history of Miami-Dade County Public Schools. Directed design coordination, subcontractor procurement, budget management, and schedule compliance on a highly visible, politically significant public-sector program.

MCM Corp.

2003 – 2006

Project Manager · Miami, Florida

Joined MCM's education facilities team to broaden exposure to large-scale public construction delivery and design-build procurement. Led design-build delivery of Country Club Middle School (State School NN-1) and a new addition to North Twin Lakes Elementary School for Miami-Dade County Public Schools, and managed preconstruction services for the Norman S. Edelcup / Sunny Isles Beach K-8 (State School BB-1).

Brown & Brown Construction, Inc.

1999 – 2003

Vice President, Qualifier & Shareholder · Miami, Florida

Following Rafael de los Reyes's retirement, the firm was renamed Brown & Brown Construction in homage to The Architects Partnership of Brown & Brown, the architectural practice founded by Bill's parents. Served as Vice President, Qualifier, and shareholder alongside his father, with responsibility for day-to-day operations spanning business development, estimating, construction management, and administration. The firm delivered educational, institutional, commercial, and residential work across South Florida, from private schools and church facilities to high-end custom homes.

RPA Construction Group, Inc.

1997 – 1999

Project Manager & Qualifier · Coral Gables, Florida

When Rafael de los Reyes began transitioning toward retirement, he partnered with Bill's father to form RPA Construction Group as a succession vehicle. Stepped into the role of Project Manager, leading delivery of educational and institutional projects across Miami-Dade and Broward Counties. In 1998 obtained his Certified Building Contractor license from the State of Florida and became the firm's Qualifier of record.

R.P.A. Construction Corporation

1994 – 1997

Project Coordinator & Permit Expediter · Coral Gables, Florida

Began his construction career under Rafael A. de los Reyes, P.E., a respected South Florida engineer and contractor, coordinating residential additions, remodeling, and permitting for high-end homes in Coral Gables and Coconut Grove. This apprenticeship established the technical foundation and South Florida regulatory fluency that anchored the work to follow.

CAPITAL PARTNERS & CLIENTS

Monarch Alternative Capital · 13th Floor Investments · Key International · Ascendant Asset Management · Amkin Management · PLH Barbuda · Altree Developments · Epelboim Development Group · Cayo Rosario Development Group · Mayaguana Island Developers · Miami-Dade County Public Schools · State of Florida · Archdiocese of Miami

INSTITUTIONAL RELATIONSHIPS

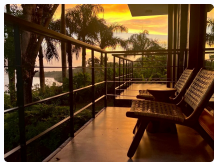
Arena Investors

SELECTED PROJECT EXPERIENCE

Representative engagements across development management, executive delivery, and construction leadership.

Aventra Development

2025 – PRESENT · DEVELOPMENT MANAGER · OWNER'S REP · ADVISOR



Ocama Retreat

Samaná, Dominican Republic · MPC-DR LLC · Predevelopment Advisory → Development Management

Boutique all-villa eco-luxury retreat on the hillside above Rincón Bay. Engagement began as predevelopment advisory, shaping program and execution strategy, and is expanding into full development management as the project advances.



Banyan House

2720 Coral Way, Miami · Ascendant Asset Management · Development Manager

Ten-story, 166-unit urban multifamily development with approximately 9,500 square feet of ground-floor retail, structured parking, and resort-style amenities.



Six Senses Belize

Ambergris Caye, Belize · Cayo Rosario Development Group · Development Advisory

Private ten-acre island resort inside the Belize Barrier Reef: 40 overwater villas, 16 island residences, two restaurants, a spa, and a back-of-house campus on Ambergris Caye. Development advisor to ownership through the principal construction program and next stage of financing: risk and insurance structuring, delivery strategy, and surety and counterparty evaluation.



Addison Landing

9741 Wayne Avenue, Palmetto Bay · Ascendant Asset Management · Development Manager

Five-story, 114-unit mixed-use multifamily development with 13,000 square feet of retail and structured parking.



Mayaguana North Beach

Mayaguana, The Bahamas · Mayaguana Island Developers Ltd · Predevelopment Advisory

Ultra-luxury resort and branded residences on a 100 to 150 acre north-coast footprint within a 2,912-acre holding on one of the last undeveloped islands in The Bahamas. Program strategy, hospitality brand outreach, and investor positioning.



Lanaar Elementary School

North Miami Beach, Florida · Lanaar Elementary School · Owner's Representative

Owner's representation for the expansion of a private school's North Miami Beach campus: design team oversight, contractor procurement, budget, schedule, and quality on the owner's behalf.

DCK Worldwide Group

2021 – 2025 · EXECUTIVE VICE PRESIDENT · PRESIDENT · CHIEF EXECUTIVE OFFICER



Grand Reserve

Rio Grande, Puerto Rico · Monarch Alternative Capital · Owner's Representation

Directed DCK's delivery of two luxury beachfront condominium buildings and a beach club within Monarch's 1,500-acre master plan: Puerto Rican permitting, local contractor procurement, island supply-chain logistics, and direct interface with the institutional capital partner.



The Setai St. Maarten

Indigo Bay, Sint Maarten · Altree Developments · Preconstruction Leadership

Preconstruction services for a 238-key beachfront resort with branded residences (formerly Vie L'Ven): independent cost oversight, constructability review, procurement strategy, and brand-standards coordination.



Barbuda Ocean Club

Antigua & Barbuda · PLH Barbuda Ltd. · Construction

Construction of ultra-luxury beachfront residences and amenity buildings within an exclusive private beach club community on a remote Eastern Caribbean island, with materials, labor, and housing mobilized by sea.



Cruise Line Destination Projects

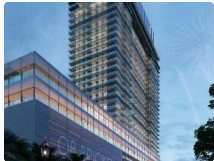
Multiple Caribbean islands · Top-five global cruise company (confidential) · Predevelopment & Cost Advisory

Predevelopment advisory, independent cost consulting, and construction advisory across multiple high-value destination projects: private islands, resort villages, and port-side experiences.

Also as DCK executive: the initial phase of Six Senses Belize (Cayo Rosario Development Group), a 46-key overwater-villa resort with full island infrastructure, prior to Aventra's current advisory role.

Civic Construction Company

2018 – 2021 · PROJECT EXECUTIVE



One Broadway

1451 S. Miami Avenue, Brickell · Amkin Management

Repositioning of a 37-story tower: removal of entire floors to create double-height spaces, new restaurants, banquet and reception facilities, a performance venue, rooftop pools, and full MEP replacement. 778,000 SF, 371 apartments.



The Boulevard

5700 Biscayne Boulevard, Miami · 13th Floor Investments

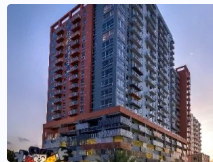
Eight-story luxury multifamily development with central courtyard, five-level parking garage, rooftop pool and amenities, and 27,000 SF of ground-floor retail. 594,000 SF, 293 apartments.



AC Hotel by Marriott

3029 Alhambra Street, Fort Lauderdale Beach · Key International

Ten-story, 171-key hotel with two-level parking garage, restaurant and commercial kitchen, fourth-level pool, fitness center, and meeting space. 190,000 SF.



Motion at Dadeland

8400 S. Dixie Highway, Miami · 13th Floor Investments

25-story luxury rental community with 294 Class A apartments and approximately 8,000 SF of retail. 266,000 rentable SF.



EVEN Hotel by IHG

3499 NW 25th Street, Miami · Epelboim Development Group

Seven-story, 190-key wellness-focused hotel with 4,200 SF of meeting space and a five-story, 145-vehicle parking structure.

Earlier project experience

1994 – 2018 · BROWN & BROWN · RPA · MCM · PAVARINI

BROWN & BROWN CONSTRUCTION

- **Institutional and civic:** City of North Miami Beach Wastewater Division Offices; Miami Shores Village Brockway Memorial Library; John Pennekamp Coral Reef State Park facilities, Key Largo.
- **Archdiocese of Miami:** St. Timothy Church (McDermott Hall and La Cerra Center); Morningstar Renewal Center, Pinecrest; St. Louis Church, Pinecrest; Saint Francis de Sales Church, Miami Beach; Mother of Christ Church; Radio Paz 830AM Broadcast Studios.
- **Commercial and institutional:** Second Baptist Church Fellowship Hall; Riverside Gordon Funeral Home; Lowe-Hanks Funeral Home, Hialeah; Knowles Animal Clinic (Snapper Creek, Doral, and Central Office); South Dade Warehouses; Normandy Isles Apartments; tenant office build-outs, 4343 West Flagler Street.
- **Private residential:** high-end custom homes, additions, and remodeling in Coral Gables and Coconut Grove.

EDUCATIONAL FACILITIES (cross-firm)

- **Miami-Dade County Public Schools:** South Dade Senior High School replacement, Homestead, \$79.6M and 400,000 SF, the largest school project in M-DCPS history (Pavarini); Norman S. Edelcup / Sunny Isles Beach K-8, preconstruction (MCM); Country Club Middle School, Miami Gardens, design-build (MCM); North Twin Lakes Elementary School addition, Hialeah, design-build (MCM).
- **Private and religious:** Gulliver Academy, Coral Gables; Archdiocese of Miami Monsignor Edward Pace High School, Miami Gardens; Archdiocese of Miami Sister Carolyn Learning Center; Lincoln-Martí Schools, four Miami-Dade campuses (Hialeah, Miami, and West Miami).

Across the three firms, Bill delivered educational and institutional work for the State of Florida, Miami-Dade County Public Schools, the City of North Miami Beach, the Village of Miami Shores, and the Archdiocese of Miami. A complete project list is available on request.

EXPERIENCE PROFILE

ASSET CLASSES

Luxury hospitality and resort: branded resorts, boutique hotels, overwater and beach villas, marina and waterfront infrastructure, branded residences.

Multifamily and mixed-use: Class A urban rental towers, mid-rise communities, building repositioning and adaptive reuse, ground-floor retail, structured parking.

Institutional and civic: K-12 educational facilities, religious and faith-based facilities, municipal and government buildings, libraries, medical and professional facilities, private residences.

GEOGRAPHIC EXPERIENCE

South Florida: Miami-Dade, Broward, Palm Beach, and Monroe Counties.

Caribbean: Puerto Rico, The Bahamas, the Dominican Republic, Belize, Sint Maarten, Antigua and Barbuda, and additional confidential cruise destinations.

Latin America: executive oversight of DCK operations.

ROLES HELD

Owner side: development manager, owner's representative, predevelopment and strategic advisor, independent cost consultant.

Delivery side: chief executive, president, project executive, project manager, licensed qualifier, design-build lead, permit expeditor.

Delivery methods: construction management, design-build, general contracting, public procurement.

CORE COMPETENCIES

01	02	03	04	05	06
Feasibility & program	Capital & lender interface	Design & entitlements	Procurement & contracting	Construction oversight	Island delivery
Site, program, market, cost, and schedule tested before capital is committed.	Investor positioning, lender-grade risk structuring, draw review, and owner reporting.	Direction of design teams, constructability review, permitting, and brand approvals.	Delivery method, prequalification, bid leveling, negotiation, and surety.	Budget, schedule, quality, change orders, and pay applications, reviewed as a licensed contractor.	Marine logistics, labor mobilization, hurricane resilience, and multi-jurisdiction permitting.

CREDENTIALS

PROFESSIONAL LICENSES

- **State of Florida, Certified General Contractor**
License No. CGC1521245 · issued 2013
- **State of Florida, Certified Building Contractor**
License No. CBC058623 · issued 1998
- **State of Florida, Real Estate Sales Associate**
License No. SL3660251 · issued 2026 · Commercial Real Estate Advisor, Real Estate Sales Force, Inc.
- **State of Florida, Home Inspector**
License No. HI6924 · issued 2012

EDUCATION

- **Cornell University**, Real Estate Development Program, Certificate (2025)
Development finance, site planning, design integration, capital structures, and investment strategy.

AFFILIATIONS & RECOGNITION

- **Urban Land Institute**, Southeast Florida / Caribbean, Member
- **Caribbean Journal**, February 2026: "Aventra's Founder Bill Brown on What It Takes to Actually Deliver in the Caribbean"
- **The Owner's Side**, author of the LinkedIn newsletter on owner-side development management



LANGUAGES

English · Spanish

REFERENCES

Professional references and recommendations are available on request and on LinkedIn.

CONTACT

Bill Brown

Founder & Chief Executive Officer

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2199 Ponce de Leon Boulevard, Suite 201
Coral Gables, Florida 33134 USA

DIRECT

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