

Nexus Advisory Board

Mamta “Sam” Verma, President

Peoples Privo Processing

Sam is a mortgage industry veteran of 25+ years who brings institutional-level loan servicing experience to Nexus Private Capital. She spent two decades originating mortgages and managing origination teams and is a go-to consultant that advises mortgage processors on how to work smarter to drive down costs and close loans faster.

Sam co-founded First Rate Mortgage Group and helped the company grow to \$15 million in originations in less than 6 months. As part owner and President of Privo Corporation, and a mortgage processor with a footprint in all 50 states, Sam was instrumental in leading the company to the distinction of being the fastest processor of FHA mortgages in the United States. In 2016, Sam negotiated a partnership between Privo Corporation and Peoples Bank and Trust, a 100+ year old commercial bank headquartered in Oklahoma. Currently, Sam manages mortgage processing operations for the partnership on a contract basis and employs over 100 people in the United States and India.

Sam has traveled the world, but currently resides in Austin, TX with her husband Akash. She was born in Delhi, India, and move to the United States in 1982 after earning an accounting degree from Delhi University.

Andrey Derevianko, Principal

iLand Development Group

Andrey is an opportunistic developer of single and multi-family developments in Austin, TX. In addition to having developed substantial projects on three continents (Australia, Asia, and the United States), he has “fixed & flipped” over 300 homes in Phoenix, AZ as part of a platform to take advantage of price dislocations after the real estate meltdown of 2007.

Born in the former USSR, Andrey is fluent in Russian, Ukrainian, and English. He earned a degree in Electrical Engineering and a graduate diploma in Applied and Computational Mathematics from Kharkov University in Ukraine, and a Masters of Management and Information Systems from Monash University in Melbourne, Australia. He is also a graduate of the Securities Institute for Applied Finance and

Investment. Additionally, Andrey has a license in Texas real estate, which he uses for only his own projects.

Andrey is unequivocally a fixture in Austin's local real estate scene, and he shares his passion with his continuing pursuit of a BIG idea in technology. As the CEO of a small start-up, MaglevTrans Company, Andrey is the man behind a revolutionary new form of transport - a bimodal vehicle that can travel conventionally or by magnetic levitation at very high speed.

Lawrence "Larry" J. Aldrich, President
Aldrich Capital Company

Larry is president of Aldrich Capital Company, an advisory, investment, and forensics firm that provides witness expertise in Phoenix, AZ. Previously, he was president and CEO of University Physicians Healthcare, a \$600 million health network in Tucson, AZ, as well as a general partner of Valley Ventures and founder of Tucson Ventures, Arizona-based venture capital firms. He was also president and CEO of Tucson Newspapers, the largest newspaper in Southern Arizona with over 700 employees and \$100 million in revenue. Larry was a long-time member of the Board of Directors for Unisource Energy, a publicly traded utility company serving the southwest.

Larry is used to making the difficult decisions that come from running large organizations in the public eye, shaping the strategic direction of both businesses and communities alike. He is equally passionate about both, which explains the exceptionally long list of high-profile, professional, and civic leadership positions he has held over decades.

Larry is known as a thought leader and change agent. He graduated with high honors from Georgia Institute of Technology with a Bachelor of Science in Civil Engineering and later earned a Juris Doctorate from Tulane Law School. He practiced law first as a federal prosecutor, and later as Senior Legal Counselor for Gannet, Co., a Fortune 500 company headquartered in Tysons Corner, Virginia.

Marcel Dabdoub, Managing Member
Dabdoub Acquisitions

Marcel is a second generation real estate developer with a lineage that dates back nearly 50 years. In 1968, his father and uncle built the first maquiladora plant in Nogales, Mexico by delivering what was then a state-of-the-art manufacturing facility to Motorola Inc. Since then, the Dabdoub family has constructed over 1.3 million sq. ft. of industrial and commercial property, which they continue to own and manage for their own account, and more than 1,000 residential properties in a wide range of projects throughout Sonora, Mexico and Southern Arizona.

With his active role in the family enterprise, Marcel is an opportunistic investor in a wide range of real estate and operating businesses. He is a force in the revitalization of the central business district in Tucson, AZ, with several high profile historic renovation projects currently underway in the downtown area. Additionally, he directs a controlling interest in a diverse range of unrelated operating businesses including title insurance, automobile finance, and hospitality. Without Marcel's leadership and financial commitment from his family, Nexus Private Capital would not be possible.

Marcel was born in Nogales, Arizona, and now resides in Tucson, AZ. He retains dual citizenship in the U.S. and Mexico, and speaks both Spanish and English fluently. He completed a double concentration in finance and international management from Boston University, as well as Juris Doctorate and MBA degrees from the University of Arizona. After school, he joined KB Home as a financial analyst evaluating new and existing residential development projects. Later, Marcel practiced law with a focus on real estate and commercial transactions.

Marcel has a big heart. He is Board President of the Casa Hogar Madre Conchita Girl Orphanage in Nogales, Mexico, and serves on many other boards including Saint Mary's Hospital, Pima County Real Estate Research Council, the Catholic Tuition Support Organization, and the Board of Trustees for the Community Foundation of Southern Arizona.