

GOLUB
& COMPANY

BUILDING WHAT'S NEXT.



TRIBUNE TOWER | CHICAGO, IL



SOLAIRE | SAN FRANCISCO, CA



BRYKS UPPER WESTSIDE | ATLANTA, GA



THE BRISTOL | WEST PALM, FL

Golub & Company

Golub & Company's bold vision for transformative real estate has helped establish the benchmark for environments where tenants, residents, partners, and employees thrive. Our time-tested approach inspires the reimagination of landmarks, helps reshape neighborhoods, and cultivates a sense of community. Whether acquiring a new asset or building from the ground up, we deliver value at every step. And have been, for over 65 years.

With a diverse portfolio encompassing multifamily, commercial, and mixed-use properties, we are dedicated to fostering lasting relationships and refining the art of vertical integration. Through our expertise in acquisitions, development, management, marketing, leasing, and beyond, we provide a seamless and highly skilled approach to every aspect of real estate investment and operations.



By The Numbers

Numbers speak for themselves: our expertise can be seen across our growing portfolio.

65+

Years of
Experience

45,000+

Units Owned,
Leased or Managed

20%

Gross
IRR

115+

Dedicated
Team Members

\$20+ Billion

Assets Owned
& Operated

54

Properties
Represented

*Assets Owned & Operated and Residential Units Managed are the estimated total capitalization of assets and units owned and operated by Golub and its partners since inception. The Gross IRR and Properties Represented is related to all realized investments since the succession of the current executive leadership in 1995. Information was produced by Golub and is unaudited.



JOHN HANCOCK CENTER | CHICAGO, IL

Vertically Integrated Capabilities



DEVELOPMENT

We specialize in developing high-quality commercial and multifamily properties, ensuring timely delivery, superior workmanship, and cost efficiency through expert project management.

ACQUISITIONS

With deep underwriting expertise, Golub excels in acquiring and adding value to multifamily and commercial assets, both independently and as a trusted joint venture partner.

ASSET & PROPERTY MANAGEMENT

Our hands-on management maximizes revenue, reduces costs, and enhances asset value through strategic capital improvements and tailored solutions.



INVESTMENT REPORTING

We provide transparent, institutional-grade financial reporting using cutting-edge software and methodologies to meet sophisticated requirements.

MARKETING & LEASING

Golub delivers highly creative, data-driven marketing and leasing strategies to achieve and exceed ownership goals.



Property Management Expertise

At Golub & Company, we deliver results through strategic, hands-on asset and property management. Whether we're operating as owners or trusted third-party managers, we approach every property with a clear mindset—maximize revenue, deliver an unparalleled resident and tenant experience, and drive long-term value through capital improvements and market-aligned strategies.

Our collaborative approach provides property owners with optimum asset performance, cash flow, and ROIs by delivering the caliber of property positioning, marketing, and leasing strategies to meet and, oftentimes, exceed ownership's most aggressive expectations.



Our Expert Team



MICHAEL NEWMAN
PRINCIPAL & CEO

With over 40 years in real estate, Michael drives Golub's growth, market expansion, partnerships, and strategic leadership.



LEE GOLUB
MANAGING PRINCIPAL

Lee leads development opportunities, ensures project quality, and shapes firm strategy across the country.



PAULA HARRIS
MANAGING PRINCIPAL

Paula has been with Golub since 1975 and guides company strategy, oversees developments, and fosters relationships and internal programs.



MICHAEL GOLDMAN
EXECUTIVE VICE PRESIDENT

Michael has over 30 years in real estate, specializes in capital markets and drives Golub's nationwide development and acquisitions.



RYAN LOVELL
CHIEF INVESTMENT OFFICER

Ryan leads acquisitions, capital markets, and development for Golub, shaping strategy, forging partnerships, and securing investments.



STEVE SISE
CHIEF OPERATING OFFICER

Steve oversees the management of Golub's portfolio, driving performance and market expansion with expertise in acquisitions.



STEVE HIPPELE
CHIEF FINANCIAL OFFICER

Steve leads accounting, tax compliance, and treasury at Golub, providing financial leadership with 25 years of real estate experience.



Shared Values

- INTEGRITY
- VALUE CREATION
- INNOVATION & CREATIVITY
- RESPECT FOR OUR PEOPLE
- FLEXIBILITY
- RELATIONSHIPS



Our Culture

At Golub & Company, ‘what’ we do is best illustrated by ‘how’ we do it. We’re committed to excellence, both in our projects, and in cultivating a dynamic workplace. We are driven by a shared vision of the future and supply our team with the tools and support they need to succeed.

We are committed to fostering a culture that supports a brighter future for our employees, neighbors and the communities in which we work.



ESG Approach

Our belief in prioritizing environmental, social, and governance (ESG) initiatives allow us to make a positive contribution to the well-being of both people and the planet. Golub's focus extends beyond our internal operations - we create thoughtfully designed spaces that enhance the quality of life for those living and working in them.

We are dedicated to reducing our environmental impact. Through energy efficient practices to minimize carbon emissions, we aim to make a positive difference for the planet while still delivering exceptional value at every stage of our projects.



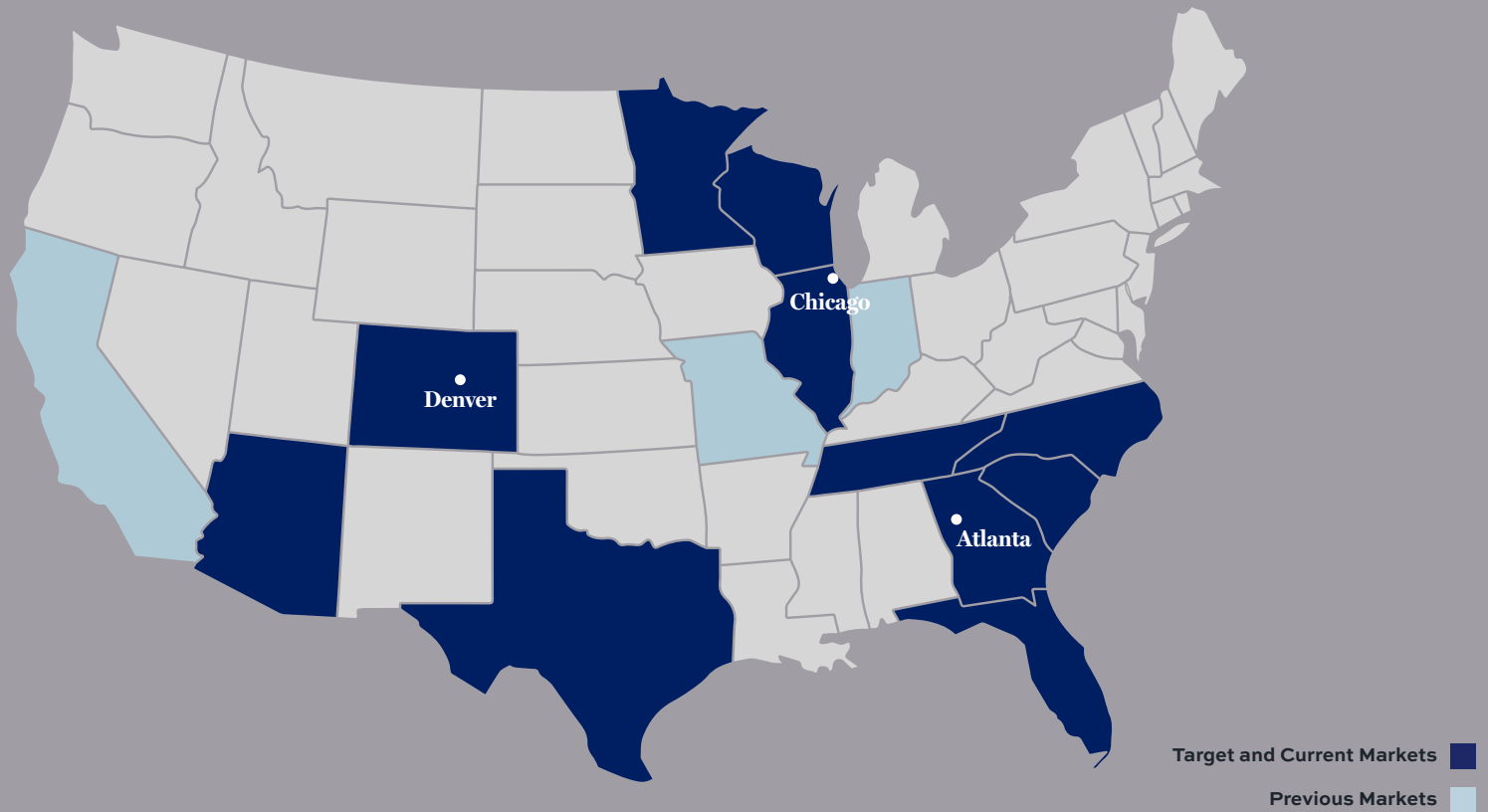
Golub's National Reach

CHICAGO
Headquarters

DENVER
Regional Office

ATLANTA
Regional Office

Golub has a strong track record of generating investment opportunities across the country and across a broad mix of asset types. Current headquarters and regional offices are located in Chicago (Central), Denver (West), and Atlanta (Southeast). The map illustrates the areas in which we have developed, invested, and operated historically and are targeting today.



Select Current Projects



TRIBUNE TOWER

Chicago, IL

Property Details:

737,000 SF mixed-use development with 162 condo units and 47,000 SF of retail

Scope & Role:

Redevelopment (2018), Sales & Management



DENARGO MARKET

Denver, CO

Property Details:

13-acre site multifamily, commercial, mixed-use development

Scope & Role:

Developer (2023), Marketing



BRYKS UPPER WESTSIDE

Atlanta, GA

Property Details:

5.8 acre 576 unit apartment buildings with retail on the ground level

Scope & Role:

Developer (2022), Management, Leasing & Marketing



CHESTNUT PLACE

Chicago, IL

Property Details:

280 unit apartment building with retail space on the ground level

Scope & Role:

Acquired (2017), Management, Leasing & Marketing

Select Recent Projects



THE BRISTOL
West Palm Beach, FL

Property Details:
60 unit condo development

Scope & Role:
Developer (2018), Sales & Marketing



MOMENT
Chicago, IL

Property Details:
490 unit luxury apartment building with 5,200 SF retail

Scope & Role:
Developer (2016), Management, Leasing & Marketing



SOLAIRE
San Francisco, CA

Property Details:
402 unit apartment building, 7 townhomes, 7,000 SF retail

Scope & Role:
Developer (2016), Management, Leasing & Marketing



PARK TOWER
San Francisco, CA

Property Details: 750,000 SF office, with 10,000 SF retail

Scope & Role:
Developer (2015), Management & Leasing

