

RESUME
DR. DICK BRIDY
2025



Dr. Dick Bridy is a seasoned entrepreneur and CEO with nearly five decades of experience in commercial real estate. He leads a portfolio of companies including DBI Group, Bedrock Investments Group, Bedrock 1st Mortgage, DBI Asset Management, and DBI Expert Witness. Bridy's proficiencies span development/redevelopment, brokerage, investment, leasing, private equity, operations, entitlement, construction, property/asset management, and expert witness services. He is an expert in Americans with Disabilities Act (ADA) OSHA/Cal OSHA and Title 24 Part 2 (building) and Part 3 (electrical), new and existing construction safety matters and permitting. His companies are known for their results-oriented approach, low overhead, and deep expertise. This combination allows for rapid adaptation to market changes while maintaining a competitive edge. The DBI platform is built on the core values of honesty, expertise, and results (HER).

EXPERIENCE - CURRENT AFFILIATIONS

DBI Group (DBI)

President/CEO

Solana Beach, CA

1998 - Present

DBI is a boutique real estate firm specializing in commercial retail redevelopment. The unique model combines development, brokerage, asset management, and syndication for maximum project value. We adapt swiftly to market changes, driving innovation and delivering exceptional results. Our motto, "The Road to Success is Always Under Construction," reflects our commitment to continuous improvement.

DBI Commercial Real Estate, Inc.

President/CEO

Solana Beach, CA

1992 – Present

DBI Commercial Real Estate, Inc. is a proven leader in commercial real estate, with a successful track record of brokerage with over \$650 million in property purchases and leases, and has negotiating more than 1,700 leases. The firm has served as the exclusive real estate advisor to prominent brands such as Barbeques Galore and EZ Lube. Notably, DBI Commercial Real Estate facilitated over \$300 million in office, retail, and industrial lease transactions through 2024.

Bedrock Investments Group (BIG)

CEO

Solana Beach, CA

2010 - Present

BIG specializes in acquiring undervalued, strategically located single-tenant net leased (STNL) properties that generate steady cash flow for our partners. Our rigorous acquisition process and in-depth due diligence uncover exceptional investment opportunities. With a focus on properties featuring solid fundamentals and creditworthy tenants, we built a diversified portfolio across the United States. Our long-term investment strategy, coupled with holdings in 18 states, embodies our commitment to investing in America. Since 2011, BIG has successfully acquired and sold over \$45 million in STNL projects.

Bedrock 1st Mortgage
CEO/President

Solana Beach, CA
2019 – 2023

Bedrock 1st Mortgage, a private money lender, specialized in commercial real estate lending. The loans are secured by first mortgages and based on property equity. Each loan undergoes rigorous underwriting by Dr. Bridy in collaboration with DBI Asset Management and our trusted third-party partners. At Bedrock 1st Mortgage, we understand that capital is often the key to success.

DBI Expert Witness
CEO/Primary Expert

Solana Beach, CA
2017 – Present

Dr. Dick Bridy is a commercial litigation expert specializing in commercial real estate. Primary areas of focus are Title 24 Part 2 (Building), Part 3 (Electrical), Americans with Disabilities Act (ADA), Cal/OSHA and related personal injury claims. He collaborates closely with legal teams to determine the optimal role in a case. With a strong ability to connect with people, Dr. Bridy focuses on building rapport with judges, juries, and litigants. His expertise lies in areas such as commercial development, insurance, and real estate standards, encompassing issues from property management to construction safety to personal and property liability. He has extensive experience in evaluating property conditions, owner, manager and broker liability, with a focus on legal claims related to these areas.

DBI Asset Management, Inc.
Principal/Secretary

Solana Beach, CA
1998 – Present

DBI Asset Management is responsible for the full lifecycle of Bedrock's portfolio of properties, from initial due diligence and construction oversight to ongoing property management. Dr. Bridy's leadership oversaw the redevelopment of fourteen shopping centers and office buildings, totaling over 3.5 million square feet of leasable space. The company provides comprehensive real estate services, including financial analysis, market valuation, and acquisition/disposition strategies. Additionally, DBI manages the entitlement process, architectural design, construction, and regulatory compliance including OSHA, ADA and building codes. The firm serves as the property manager for Bedrock Investments Group and other clients.

DBI Retail Ventures, LLC
Principal

La Jolla CA
1998 – 2009

DBI Retail Ventures specializes in the acquisition, development, and redevelopment of shopping centers, industrial facilities, and commercial and medical office properties. In collaboration with DBI Asset Management and external partners, Dr. Bridy oversaw the execution of each project. Notable commercial ventures include the Tierra Del Sol retail center, spanning 26,000 square feet in Tierra Santa, and the 21,000 square foot redevelopment of Mercury Village in Kearny Mesa. Village, a 40,400 s.f. retail center, and Chaparral Courtyard, a 120-unit, two-story senior apartment project in Temecula California. Single tenant projects included Barbeques Galore, EZ Lube, Econo Lube, Fresenius Medical Care, Davita Dialysis and the redevelopment, ADA and Building Code compliance and repositioning of numerous affiliated commercial properties.

USAFiscalPolicy.com

Owner and Principal Blogger

Solana Beach, CA

2018-Present

A dynamic platform for public engagement on the intricacies of U.S. fiscal policy. By examining how government spending and taxation influence the economy, the aim is to demystify this complex topic. As a Conservative Keynesian, Dick advocates for targeted government spending as a strategic tool to combat economic downturns. This approach, while essential in times of crisis, must be implemented judiciously to foster long-term economic health, job growth while not exacerbating inflation.

PRIOR AFFILIATIONS

Red Mountain Real Estate

Developer/Enterprise Team Leader

Santa Ana, CA

2002 – 2005

Completed the redevelopment, entitlement, ADA and Building Code compliance and leasing of 5 Midwest, mountain states, and southern California shopping centers with over four hundred thousand (400,000) s.f. in gross leasable area (GLA). Each property required upgrades to ADA, building and safety codes. Properties were located in Des Plaines IL, Salt Lake City UT, Overland Park KS, Bozeman MT, and Santa Ana CA.

Lamar Companies

Vice President Western Division

Murrieta, CA

1996 – 1998

Five California shopping centers, totaling 1.25M s.f. GLA, were acquired in a distressed 1996 sale from Citicorp for \$32M. Following a 2-year redevelopment, including leasing, remerchandising, and code upgrades, the portfolio was sold for over \$64M. The two largest centers (Moreno Valley, Palm Springs) comprised 650K s.f. GLA; the remaining (Murrieta, Escondido, Pomona) totaled 530K s.f. GLA. Each property required upgrades to ADA, building and safety codes.

United States Marine Corps - Commissioned Officer (0802)

1st, 2nd and 3rd Marine Corps Divisions

CONUS, Middle East, Far East

Other Points of Interest:

- **Published Author:** *Poetry of the Human Condition* (2022) explores the complexities of human life through personal reflections and observations. The poems delve into growth, loss, relationships, and the world around us.

Are You A Grumpy Old Man? A Collection of Poetic Reflections (2024) investigates the humorous and poignant aspects of aging male life. Through personal observations, the poems examine the physical and emotional challenges of 'andropause' with respect and admiration for older men.

- **Thespian:** As a Supernumerary (“Supers”) or amateur character actor in a non-singing role, Dick has made over 145 stage appearances. Since 2001, he performed in 31 grand opera productions by the San Diego Opera and the production of Romeo and Juliet by The Stuttgart Ballet. Versatility in roles is his specialty as a Cardinal, Bishop, Mayor, soldier, and

990 Highland Drive Suite 110-D Solana Beach, CA 92075 O: 858-925-7191 M: (760) 803-0258

DRE # 00667085 dick@dbigroup.com dick@bedrock-inv.com

more across diverse cultures and time periods, with signature roles include the Mayor and barroom pugilist in Carmen and the Philistine Commander, Abimélech, in Sampson and Delilah.

- **Theatrical Production:** Dick and Ginny have been financial sponsors and volunteers at North Coast Repertory Theater (North Coast Rep) for over a decade and San Diego Opera for over 3 decades.
- **Humanitarian - The Great Earthquake:** Dick, a compassionate construction expert, led relief efforts in Nepal following the 2015 Great Earthquake on behalf of Nepal Orphan's Home. His team built a 2,000 SF temporary school in a Himalayan village in Ramachhap, salvaging materials from damaged structures. They also stockpiled supplies for post-monsoon season reconstruction.
- **Equine Rescue Volunteer:** Dick volunteered with local animal welfare organizations, including Saving Horses, Inc. and Horses of Tir Na Nog, a horse sanctuary.
- **Children's Heath:** Dedicated volunteer and fundraiser for annual Great Cycle Challenge USA (GCC), supporting children's cancer research. Over 15,700 kids are diagnosed with cancer yearly; 38 tragically die weekly. He has biked over 6,100 miles and raised over \$24,000 for this worthy cause.
- **Veteran Welfare:** Stop Soldier Suicide is a veteran-led organization providing mental health support to veterans. Over 22 veterans die by suicide daily. To raise funds and awareness, he trekked hundreds of miles carrying a 35-lb. pack, aiming to prevent veteran crises. In 2026, he committed to walk two (2) 31-mile day treks to raise over \$3,000.00.

EDUCATION

University of Phoenix

Doctor of Management (Ph.D.) - Organizational Leadership

Delta Mu Delta Honors Recipient – 2012

University of Southern California, Marshall School of Business

Executive Master of Business Administration (EMBA) – Executive Management

Beta Gamma Sigma Honors Recipient – 2008

San Diego State University, Graduate School of Business

Master of Business Administration (MBA), Finance

Beta Gamma Sigma Honors Recipient – 1975

University of Pennsylvania, The Wharton School

Bachelor of Science Economics (BS), Marketing

LICENSES AND DESIGNATIONS (CURRENT/FORMER)

Realtor® - Licensed Real Estate Broker, State of California Department of Real Estate (DRE)

CCIM - Certified Commercial Investment Member of the National Association of Realtors (NAR)

CRX – Certified Retail Property Executive of the International Council of Shopping Centers (ICSC)

SCLS - Senior Certified Leasing Specialist of the International Council of Shopping Centers (ICSC)

CITI – Certified CITI Researcher/Ethical Human Subject Protection

AFFILIATIONS (CURRENT/FORMER)

- American Legion
- Aztec Athletic Foundation
- Beta Gamma Sigma- Century Club
- Building Industry Association (BIA) - San Diego County
- Building Owners and Managers Association (BOMA) San Diego County
- California Association of Realtors® (CAR) Board of Directors, Lien Law Task Force, Co-Chairman
- Legislative Committee, Risk Management Advisory Committee, Commercial and Investment Committee, Local Governmental Relations Committee
- Certified Commercial Investment Member (CCIM) National Association of Realtors Board of Directors, President-Elect
- Downtown YMCA - P.E. and Membership Committee
- EXPO Home Development Baja California Mexico
- Forensis Group, Inc. - Expert Witness Services Member
- International Council of Shopping Centers (ICSC)
- Institute of Real Estate Management (IREM)
- Juris Pro - Expert Witness Services Member
- Lincoln Club of San Diego
- MC4A Scholarship Fund Board of Directors
- Mount Carmel High School (PA) Alumni Association
- National Association of Realtors® (NAR)
- Nepal Orphans Home (NOH) Natural Disaster Supervisor Kathmandu- Ramechhap May/June 2015
- Penn Club of San Diego
- Reagan Club of the Republican Party

990 Highland Drive Suite 110-D Solana Beach, CA 92075 O: 858-925-7191 M: (760) 803-0258

DRE # 00667085 dick@dbigroup.com dick@bedrock-inv.com

- Republican Party of San Diego
- San Diego Association of Realtors® (SDAR), Board of Directors
- San Diego County Commercial Association of Realtors® (SDCCAR) Charter Member, President, Vice President, Board of Directors
- San Diego County Republican Party, Reagan Club
- San Diego Opera - Advisory Board Member, Supernumerary
- Seak Inc. - Expert Witness Services Member
- The Robert Frost Society
- The TASA Group - Expert Witness Services Member
- Trojan Club of San Diego
- University of Pennsylvania - Benjamin Franklin Associate, Undergraduate Secondary Schools Committee
- University of Southern California Alumni Association
- Wharton Club of San Diego Founding President, Board Member

REFERENCE LIST – CORPORATE

Malin Burnham, Past Chairman
BURNHAM REAL ESTATE SERVICES
1100 Market Street Suite 424
San Diego, CA 92101
Phone: (619) 236-1555

Craig Irving, President/CEO
THE IRVING GROUP
980 N Harbor Dr.
San Diego, CA 92106
Phone: (619) 222- 619) 8084

Leedy Ying, President/CEO
LY INVESTMENTS/SHOE CITY INC.
12550 Whittier Blvd.
Whittier, CA 90602
Phone: (562) 698-2400 X- 124

Craig J. Richie, Principal
CRAIG J. RICHIE DESIGN
3500 S. Greenville Street
Santa Ana, CA 92704
Phone: (714) 557-6103

Joe Faris, President
KJF / FARIS LLC
P.O. Box 459
San Clemente, CA 92674
Phone: (949) 492-5400

Mark Kalkus, President/CEO
LAMAR COMPANIES
10789 Bradford Road, Suite #200
Littleton, CO 80127
Phone: (303) 904-1122

Brian Malk, Founding Principal
MIDTOWN NATIONAL GROUP
415 S Cedros Avenue, Suite 240
Solano Beach. CA 92075
Phone: (858) 546-0033

Stath Karras, Executive Director
BURNHAM-MOORES CENTER FOR REAL ESTATE
UNIVERSITY OF SAN DIEGO
5374 Linda Vista Road, Suite A
San Diego, CA 92110
Phone: (619) 260-4872

Peter Zarcades, Founding Principal
David Trakman, Principal
THE NIKI GROUP
11260 El Camino Real, Suite 220
San Diego, CA 92130
Phone: (858) 546-1562
Mobile: (858) 334-8000

Stuart Makler, President
STUART MAKLER & ASSOCIATES
20422 Beach Blvd.
Huntington Beach, CA, 92648
Phone: (714) 969-8884

Brian Sidorsky, Executive Chairman
LANSLOWNE EQUITY VENTURES LTD.
350, 295 Midpark Way SE
Calgary, AB T2X 2 A8
Phone: (403) 254-6440 X-1

Michael Mugel, CEO
RED MOUNTAIN RETAIL GROUP
1234 East 17th Street
Santa Ana, CA 92701
Phone: (714) 245-7400

REFERENCE LIST – ACADEMIC

David Logan, Ph.D.
Department of Management & Organization -
Marshall School of Business
UNIVERSITY OF SOUTHERN CALIFORNIA
3670 Trousdale Parkway
Building HOH Office 431
Los Angeles, CA 90089
Phone: (213) 821-4390

Amy Cooper Hakim, Ph.D.
UNIVERSITY OF PHOENIX
THE COOPER STRATEGIC GROUP, INC.
317 E Boca Raton Road
Boca Raton, FL 33432-4064
Phone: (561) 654-9814

Nandini Rajagopalan, Ph.D.
Capt. Henry W. Simonsen Chair in Strategic
Entrepreneurship
Marshall School of Business UNIVERSITY OF
SOUTHERN CALIFORNIA
3670 Trousdale Parkway
BRI 308 Office 101 L
Los Angeles, CA 90089
Phone: (213) 740-0750

Tim S. Campbell, Ph.D.
Marshall School of Business
Department of Finance and Business Economics
UNIVERSITY OF SOUTHERN CALIFORNIA
3670 Trousdale Parkway
Building BRI Office 307 J
Los Angeles, CA 90089
Phone: 213-740-6515

Greg Patton, Ph.D.
Professor of Clinical Business Communication
Marshall School of Business
UNIVERSITY OF SOUTHERN CALIFORNIA
Los Angeles, CA 90089-0808
Phone: (213) 740-0653

Arvind Bhambri, Ph.D.
Associate Professor of Management and
Organization
Marshall School of Business
UNIVERSITY OF SOUTHERN CALIFORNIA
3670 Trousdale Parkway
Building HOH Office 517
Los Angeles, CA 90089-0808
Phone: 213-740-0730

Steven Mednick, JD
Associate Professor of Clinical Entrepreneurship
Marshall School of Business
UNIVERSITY OF SOUTHERN CALIFORNIA
3670 Trousdale Parkway
Los Angeles, CA 90089-0808
Phone: 949-838-5894