

Bio: Michael Schumacher



Michael Schumacher is an experienced real estate developer with a comprehensive understanding of the entire development process, from land acquisitions through construction management. Mr. Schumacher, the founder of Enact Partners (2002), has been involved in developing a wide range of real estate product types such as office, industrial, residential, historic rehabilitation, and environmental mitigation banks.

His experience includes the development of office buildings in Kansas City and California, program management for the rehabilitation of 26 historic buildings at the former Naval Training Center base in San Diego, development of Four Seasons Resort timeshares in Carlsbad and a 73 acre environmental mitigation bank in northern California.

Mr. Schumacher has served as Vice President of Commercial Development for Kilroy Realty Corporation, a publicly traded REIT. His responsibilities at Kilroy Realty included oversight of acquisition, land entitlement, design, scheduling, and budgeting of commercial office developments in various stages. As part of the execution of these projects, he was directly involved in an array of eminent domain and encroachment contracts with public agencies such as CalTrans, SANDAG, and the City of San Diego.

Prior to moving to California in 2001, Mr. Schumacher worked for a real estate developer and an architecture firm in Kansas City. He was a Senior Project Manager for Tower Properties, a commercial office and apartment complex developer in Kansas City, Missouri. While at Tower Properties he was responsible for negotiating contracts with the architects, engineers, and contractors for numerous concurrent projects for more than 3 million square feet of office space and apartment complexes. His responsibilities included program management, budgeting, schedule compliance, value engineering, and overall project administration. In addition, he directed the firm's business development efforts to launch third-party construction management services. Mr. Schumacher also worked for a prominent architecture firm, CDFM², where he led a team of architects to consolidate Sprint's office space throughout the city and produce a system to track all real estate projections. This consolidation effort resulted in an architectural program that ultimately served as the basis for the 240 acre Sprint world headquarters in Overland Park, Kansas.

Mr. Schumacher received a Bachelors of Science degree in Business Administration from North Dakota State University, and a Masters in Business Administration degree from Central Michigan University.

Mr. Schumacher lives in Carlsbad, California with his wife and two children, where he remains active in business and community service organizations. In 2005 he was appointed by the Mayor of Carlsbad to the Design Review Board (current), which acts as the Planning Commission for the Redevelopment Districts. He is on the Board of Directors for New Village Arts Theatre and is active in the Rotary Club in Carlsbad. Mr. Schumacher also serves as co-chair of the Carlsbad Chamber of Commerce Business Vitality Committee, and is past chair of its Downtown Redevelopment Committee. In 2004, he was recognized as 'Committee Person of the Year' by the Carlsbad Chamber of Commerce. Mr. Schumacher has also been actively involved in Junior Achievement and the National Association of Industrial Office Properties (NAIOP). He also holds an active Real Estate sales license in the State of California.