

GREG YOST

PRINCIPAL OWNER | DEVELOPER | OPERATOR | STRATEGIC ADVISOR
PRIVATE EQUITY | PORTFOLIO COMPANIES | BOARD & OPERATING PARTNER OPPORTUNITIES



Greg Yost brings more than 30 years of principal-level experience spanning business ownership, real estate development, attraction operations, public-private partnerships, and complex growth execution. *Passion in helping investors and management teams identify opportunity, reduce execution risk and convert ambitious initiatives into enterprise value.*

EXPERIENCE & VALUE CREATION PROFILE

- **Principal ownership & capital perspective.** Owned and co-owned businesses across real estate, destination entertainment and other entrepreneurial ventures—bringing an owner's understanding of capital at risk, tradeoffs and accountability.
- **C-suite credibility.** Worked directly with owners, CEO's and senior leaders at the Miami Dolphins, San Francisco 49ers, Warner Bros, Six Flags, Cedar Fair, Village Roadshow, Herschend Family, Premier Parks, Wet 'n' Wild and Hawaiian Falls Waterparks on growth, development and government-facing initiatives.
- **Government and regulatory navigation.** Built strong and productive political relationships with governors, state legislators, transportation agencies, counties, municipalities, and community stakeholders to move high-stakes, multimillion-dollar infrastructure projects forward ranging from \$5M to over \$3B.
- **Public-private value creation.** Structured and advanced partnerships among cities, counties, states, private operators and corporations, aligning economic-development outcomes with commercially viable projects, while partnering with world-class engineering firms, financial and feasibility consultants.
- **Development from concept through monetization.** Acquired and controlled land; assembled investors and financing; secured zoning, entitlements and permits; installed infrastructure; and sold or operated completed assets.
- **Complex real estate and infrastructure execution.** As an owner, developed residential communities, waterfront developments and manufactured-home parks, including projects with 400+ acres and 200 lots, with roads, creating private utility & water districts, sewer and difficult civil/site conditions.
- **Relationship origination.** Connects owners, CEOs, investors, engineers, operators and public officials who do not ordinarily sit at the same table—creating proprietary access, intelligence and opportunity.
- **Distinctive experiential-investment lens.** Brings market and operating insight across theme parks, waterparks, resorts, experiential real estate and the supplier ecosystem serving them.
- **Stalled-project diagnosis.** Identifies the political, financial, regulatory, infrastructure or operating barrier preventing a development project initiative from advancing, then organizes the path to resolution.
- **Attractions and experiential leadership.** Held equity ownership and operating responsibilities within Hawaiian Falls Waterparks and helped advance public-private development across seven community waterpark properties.
- **Board and operating-advisor fit.** Combines independent judgment, an owner's mindset and hands-on execution experience for portfolio-company boards, operating-partner support, diligence, special situations and strategic growth.

Strategic Growth | Public-Private Development | Infrastructure | Complex Execution

Greg Yost | Principal, Yost Advisors LLC

greg@yostadvisors.com | (623) 326-9211 | YostAdvisors.com | linkedin.com/in/greg-yost