

## **Bryan Lubin**

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### **Professional Summary**

Bryan Lubin is a seasoned infrastructure and finance executive with over 20 years of experience in data center development, renewable power integration, and institutional lending. He has structured and delivered over 550MW of powered land and compute infrastructure for AI and Bitcoin mining projects, and has underwritten more than \$3B in commercial, residential, and institutional loans.

As Chief Operating Officer of Moonshot Energy, Bryan leads modular AI data center deployments powered by renewable energy, including GPU cluster rollouts, stranded power conversions, and large-scale off-take agreements. His career spans high-stakes project finance, utility negotiations, real estate acquisitions, and power purchase agreements uniquely positioning him to bridge the gap between infrastructure operations and private equity capital deployment.

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### **Moonshot Energy** (June 2024 – Present)

*Chief Operating Officer – AI Data Center & Renewable Infrastructure*

- Launched Moonshot Energy's AI compute division with a live rack generating \$180K monthly revenue.
- Structured JV partnerships to fund AI server deployment leveraging 100% equity control of GPU hardware.
- Secured \$3.7M in initial capital through debt and equity to finance first deployments.
- Oversaw site selection, vendor contracting, and offtake negotiations across GPUaaS platforms (e.g., Hydra Host, Runpod, Genesis, Andromeda).
- Orchestrated multi-party GPU deployments including B200 clusters; managed operational revenue models.
- Drove the acquisition process of stranded power assets for rapid compute site enablement.

**Big Watt Digital** (June 2023 – June 2024)

*Chief Operating Officer – Data Center Development*

- Developed a 30MW data center site in South Dakota within 120 days.
- Structured power offtake agreements and utility relationships.
- Negotiated equipment, operations, construction, and growth contracts.
- Created development plans for 500MW scale, including solar integration and equipment partnerships.
- Brought in strategic partners to provide offtake agreements for future development and equipment.

**Green Tag Crypto** (August 2021 – December 2023)

*Co-Founder – Real Estate & Power Procurement*

- Built a ground-up real estate and power procurement firm for data centers.
- Sold/Leased over 550MW of land and power agreements across the U.S.
- Negotiated PPAs, interconnection, tariffs, and load management agreements.
- Partnered with engineering, cooling, and construction experts to support hyperscale clients.
- Structured power purchase agreements, electronic service agreements, tariffs, and interconnection agreements directly with the utility.
- Created load management agreements with leading power management companies in the U.S.

**Wells Fargo Private Bank** (Feb 2017 – Mar 2021)

*Private Mortgage Bank Specialist – Sales & Credit*

- Successfully closed over \$625M in loans in less than four years.
- Credit trained and taught advanced tax filing analysis for complex entity structures (LLCs, S Corps, C Corps, Trusts).
- Managed 70+ loan pipeline, ensuring compliance with AML, KYC, TILA/RESPA.
- Obtained new construction lending approvals for condo and co-op properties.

**BNY Mellon Investment Management** (Sep 2014 – Dec 2016)

*Chief Credit Officer*

- Led team of 11 underwriters; developed credit policies, stress-testing models, and risk ratings.
- Managed OCC & CFPB compliance and licensing.
- Created credit scorecards for executive-level risk review.
- Oversaw high-risk loan reviews and portfolio quality controls.

**Morgan Stanley Wealth Management** (Jul 2012 – Aug 2014)

*Regional Credit Risk Transaction Manager*

- Managed 300-loan monthly pipeline and led 8 underwriters.
- Specialized in UHNW mortgages, trusts, LLCs, and co-op properties.
- Recommended loan decisions to Credit Committee for variances and complex approvals.

**Wells Fargo Home Mortgage** (Mar 2010 – Apr 2011)

*Quality Control Risk Officer – Senior Underwriter*

- Audited 300+ loans monthly; ranked #1 in San Diego and top 2% nationally.
- Provided SBA, FHA, and VA underwriting risk reviews.

**Pacific Asset Management Group** (Jan 2008 – Mar 2010)

*Senior Underwriter – Commercial Real Estate*

- Underwrote \$425M+ in commercial and multifamily developments.
- Performed due diligence and financial analysis for distressed asset acquisitions.
- Structured CMBS securitizations to maximize yield.

**Scripps Investment and Loans LLC** (Jun 2005 – Dec 2007)

*Senior Underwriter – Commercial*

- Underwrote \$535M+ in commercial and multifamily real estate.
  - Led CMBS structuring and REIT acquisition due diligence.
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## **Education**

### **Bachelor of Business Administration – Business & Economics**

Santa Barbara City College / Devry University (2001–2006)

Study Abroad: Leonardo da Vinci School of Arts, Florence, Italy (2004–2005)

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## **Skills & Expertise**

- AI & GPU Infrastructure Deployment
- Powered Land Acquisition & Renewable Integration
- Power Purchase & Offtake Agreements
- Credit Risk & Capital Structuring
- Financial Modeling & Asset Valuation
- Regulatory Compliance (AML, KYC, OCC, CFPB, TILA/RESPA)
- Software: Excel, PowerPoint, Yardi, Argus, Encompass, Adobe