GREGORY L. JOYNER

Executive Resume for Lender Review | Founder & Managing Member | Nonprofit Executive

140A Front Street, Elizabethport, New Jersey 07206 • GLJELLC.com • GLJELLC@gmail.com

20+ Years	GA • NC • NJ	$25,000+	Sale-Based
EXECUTIVE LEADERSHIP	TARGET MARKETS	OWNER CONTRIBUTION	LENDER REPAYMENT

EXECUTIVE PROFILE

Entrepreneur, nonprofit founder, community-program leader and author with more than two decades of organizational leadership. **Founder and Managing Member of Gregory L. Joyner Enterprises LLC**, the company he owns and directs, and **Founder and Executive Director of Project Drive Inc.**, the IRS-recognized 501(c)(3) youth reentry and community services nonprofit he established in 2002 and has led continuously in New York and New Jersey. Brings experience in program development, stakeholder engagement, budgeting, business planning and professional coordination. Currently directing a disciplined residential acquisition, rehabilitation and resale strategy supported by property-level underwriting, controlled renovation budgets and lender-focused reporting.

LEADERSHIP STRENGTHS

- Executive leadership & organizational development
- Residential acquisition & rehabilitation preparation
- Community partnerships & youth program development
- Public advocacy
- Business planning, budgeting & financial oversight
- Project coordination & professional team management
- Stakeholder communication & relationship building
- Entrepreneurship, publishing & strategic brand development

PROFESSIONAL LEADERSHIP EXPERIENCE

Founder and Managing Member

2026 – Present

Gregory L. Joyner Enterprises LLC | Elizabethport, New Jersey

> *Mr. Joyner founded and owns Gregory L. Joyner Enterprises LLC and serves as its Managing Member: he sets the Company's strategy, approves its budgets and is accountable to its lenders.*

- Direct a multi-business enterprise encompassing residential investment and redevelopment initiatives and a planned software and SaaS portfolio.
- Lead the Company's residential acquisition, rehabilitation and resale strategy across selected markets in Georgia, North Carolina and New Jersey.
- Evaluate proposed acquisitions through purchase-price discipline, after-repair value, renovation scope, holding costs, resale demand and defined exit strategies.
- Coordinate acquisition budgets, professional services, lender documentation, renovation draw monitoring and disposition planning.
- Developed a lender-ready operating plan with conservative project assumptions, risk controls, three-year projections and a proposed owner contribution of at least $25,000.
- Guide early-stage software business planning across AI, automation, CRM, ERP, FinTech, EdTech, PropTech, e-commerce, cloud services, cybersecurity and analytics.

Residential Redevelopment Platform

A controlled fix-and-flip model emphasizing independent valuation, written scopes, milestone draws, contingency reserves and sale-based lender repayment.

STEP 1	»	STEP 2	»	STEP 3	»	STEP 4	»	STEP 5
Independent Valuation		Written Scope		Milestone Draws		Contingency Reserves		Sale-Based Repayment

Founder and Executive Director

January 2002 – Present

Project Drive Inc. | New York & New Jersey | projectdriveinc.org

Mr. Joyner founded Project Drive Inc. in January 2002 and has served as its Executive Director for more than 20 years of continuous operation. Project Drive is an IRS-recognized 501(c)(3) nonprofit focused on youth reentry, positive development, opportunity and redirection for young people and community members, headquartered in Elizabethport, New Jersey. As founder and chief executive, he sets the organization's vision, designs its programs, builds its partnerships and oversees its operations and budgets.

- Established Project Drive Inc. as a New York City Board of Education vendor and led a 12-week youth program at Frederick Douglass Academy in Harlem.
- Created and advanced youth development, basketball, entrepreneurship, intergenerational engagement and life-skills initiatives.
- Developed program concepts, operating structures, budgets, sponsor materials, donor proposals and partnership communications for public, private and philanthropic audiences.
- Provided mission-centered leadership grounded in accountability, personal growth, constructive decision-making and service to the community.

ADDITIONAL BUSINESS AND PUBLIC LEADERSHIP

Brand Ambassador

Current

Harlem Eats | Harlem, New York

Harlem Eats is a Harlem-centered food enterprise; Mr. Joyner represents the brand in the community.

- Support community-facing business development, brand positioning and relationship building for a Harlem-centered food enterprise.
- Contribute to lender, customer and partner communications designed to present the operating concept clearly and professionally.

Author and Independent Publisher

2019 – Present

Gregory L. Joyner | New Jersey

Mr. Joyner writes and independently publishes his own books.

- Author of *Inside Out*, an autobiographical work addressing adversity, accountability, survival and personal transformation.
- Author of *The Celestial Code*, a work exploring astronomy, astrology and numerology through a reflective interpretive framework.
- Manage book development, manuscript preparation, platform positioning and independent publishing activities.

SELECTED PROGRAM AND ENTERPRISE DEVELOPMENT

Project PIVOT

A school and community-based model organized around Purpose, Integrity, Voice, Optimism and Tenacity.

Generation Forward

A structured intergenerational program combining youth empowerment, elder engagement, wealth literacy and a capstone experience.

VOICES Entrepreneurial Training

A workforce and entrepreneurship concept focused on housing and construction trades.

Youth Basketball League

A year-round basketball framework combining competition, character development and practical life lessons.

EDUCATION & PROFESSIONAL TRAINING

Bronx Community College	45 college credits — liberal arts and communication-related studies
Marist College	9 college credits
Dutchess Community College	6 college credits
Empire State College	Journalism coursework
Essex County College	Business coursework
Wang Word Processing	Diploma-level technical training
General Educational Development	GED credential

PROFESSIONAL APPROACH

Mr. Joyner's leadership record reflects persistence, practical judgment and a sustained commitment to building lawful enterprises that create economic and community value. His role in the proposed real-estate business is **executive and supervisory**: he establishes acquisition standards, approves budgets, coordinates qualified professionals, monitors performance and maintains accountability to lenders and project stakeholders.

LENDER RELEVANCE

This résumé accompanies the business plan for Gregory L. Joyner Enterprises LLC. Property-specific experience, liquidity, contractor qualifications, professional licenses, bank records and completed-project evidence will be documented separately during underwriting. **No completed fix-and-flip transaction is claimed in this résumé.**