

Contact

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Top Skills

Property Management
Apartments
Yardi

Certifications

Certified Apartment Manager (CAM)
Certified Apartment Manager (CAM)
Certified Apartment Manager (CAM),

Mike Andrews, CAM

Senior Property Management Specialist @ Emerge Living | Certified Apartment Manager
Greater Houston

Summary

Working in the multifamily industry primarily in a management role, I have proven success in leading operations to maximize return on investment (ROI). I excel in developing and implementing effective policies, marketing campaigns/strategies to enhance company image and awareness. Through market research and analysis and progressive approach, I look to not only generate immediate success but build a strong foundation for longer-term success. No matter if the investor is in a short term or long term investment I strive to increase property value and lower its cap rate.

Organizations I've made a positive impact at include CWS Apartments LLC, Marquette, Steadfast, Lane Companies, Davis Development, Career Strategies Inc., Archstone, RREEF Management, Clearworth capital and Clearworth residential.

Innovative and forward-thinking, I am currently a university student working towards a Bachelor degree in Business Management. I also have strong budget planning and writing skills. Additionally, I have in-depth knowledge of most all property management software platforms and resident portals.

A few of my credentials include...

- Customer Service and Sales
- High levels of understanding and trying of most software and tech.
- Negotiations and Contracts
- Strong analytics and passion for growth
- Web design and marketing specialist
- Impeccable moral and ethical standards
- High business acumen

Contact me at jm.andrews@outlook.com with any thoughts, comments, or questions about my work— I'm always interested in making new professional acquaintances.

Experience

Disrupt Management

Senior Property Management Specialist

March 2023 - Present (1 year 9 months)

Houston, Texas, United States

New opportunity to shine with Disrupt after taking property from 88% to 98% in 7 months and have maintained that for last two months while overcoming Texas rent relief bad deb of 80k to less than 1% and \$0.00 del. In last 3 months. We did this along with repositions and growing 17.5% income since June 22.

ClearWorth Capital

Operations Support Specialist

April 2022 - March 2023 (1 year)

Houston, Texas, United States

Can say enough good things. Sold property and opportunities to good to pass up. My leaders and mentors will not be far or forgotten.

ClearWorth Residential

Property Manager

November 2019 - April 2022 (2 years 6 months)

200 college station

Manage for a growing company looks to position property for market, to lead on amenity, office landscaping enhancements. Rebranded and improving Website both look and verbiage. (property on market)

First Communities

Property Manager

February 2019 - November 2019 (10 months)

Houston, Texas

Manage multiple software platforms to run operations, control, and gather analytical data to optimize CRM and SEO performance. (Property Sold)

CWS Apartment Homes

Community Director

December 2017 - October 2018 (11 months)

M5250

As Property and Reposition Market Manager I oversee the RealPage and OneSite software platforms to run daily property operations and maintain data on new tenants, leads, unit availability, move-ins, move-outs, lease renewals etc. Among a range of functions, I manage several areas including customer service, marketing, sales, follow-ups, and pricing. I also report daily to upper management and make weekly and quarterly calls to investors to provide progress updates and discuss future strategies and plans.

A few key achievements in this role include:

- Contributed to business development through accurate marketing, sales, and pricing decisions utilizing a rent optimizing software combined with market data and logistics, which helped increase return on investment (ROI), maximize the U.S. dollar and minimize vacancy.
- Increased renewal retention by 35% with a trade-out of 4% return on investment (ROI).
- Increased and maintained occupancy by 3% in light of Hurricane Harvey and market saturation.

Marquette Management

Property Manager / Auditor / DD Team Leader

April 2016 - November 2017 (1 year 8 months)

Houston, Texas

As Property Manager, I led daily property operations. Among other functions, I trained and mentored new staff members. I also prepared punch lists on new construction. Additionally, I served as Software Tester and Yardi Specialist.

A few key achievements in this role include:

- ⊕ Renegotiated several new contracts and reduced costs by 20% for the business.

✪ Selected to go to Yardi headquarters to help develop a rent cafe platform for the southern region and serve as team mentor after roll-out.

✪ Walked the new construction punch for the luxury Catalyst high rise complex in downtown Houston.

Steadfast Companies

Property Manager / Trainer / Marketing and SEO specialist

October 2013 - April 2016 (2 years 7 months)

Echo at Katy Ranch

As Property Manager, I led daily property operations and provided operational support and assistance to the Regional Manager. Assisted regional manager in walking properties, performing site inspections, gathering documentation and preparing for conferences, meetings, and phone calls. I also trained and mentored new staff members. I had to maintain the portfolio and property moral during three tough sales in 6 years from Davis to Lane to Steadfast.

A few key achievements in this role include:

- ◆ Achieved and maintained an occupancy average of 93% despite competitive unit availability at other properties.
- ◆ Effectively renegotiated and decreased Home Owners Association (HOA) fees by 2%.
- ◆ Increased ROI by 3% year over year (YOY).
- ◆ Contributed to developing the “Find your Happy” marketing strategy focused on enhancing public exposure despite a limited budget.
- ◆ Successfully led operations for three months after the first acquisition without local or regional or local presence of upper management.

CFLane, LLC

Property Manager / Interm Regional Manager

August 2011 - October 2013 (2 years 3 months)

Northwest

As Property Manager, I led daily property operations and provided operational support and assistance to the Regional Manager. Assisted regional manager in walking properties, performing site inspections, gathering documentation and preparing for conferences, meetings, and phone calls. I also trained and mentored new staff members. I had to maintain the portfolio and property moral during three tough sales in 6 years from Davis to Lane to Steadfast.

A few key achievements in this role include:

- ◆ Achieved and maintained an occupancy average of 96%
- ◆ Increased ROI by 6% year over year (YOY).
- ◆ Successfully led operations for several months after the first acquisition without local or regional or local presence of upper management.

Davis Development

Property Manager / Regional Support Specialist

August 2008 - August 2011 (3 years 1 month)

As Property Manager, I led daily property operations and provided operational support and assistance to the Regional Manager. Assisted regional manager in walking properties, performing site inspections, gathering documentation and preparing for conferences, meetings, and phone calls. I also trained and mentored new staff members. I had to maintain the portfolio and property moral during three tough sales in 6 years from Davis to Lane to Steadfast.

A few key achievements in this role include:

- ◆ Help provide support and develop localized training to new hires and others.
- ◆ Effectively renegotiated contracts with several vendors saving the portfolio 10% annually.
- ◆ Provided support to regionals with training and property inspections as well as research

Career Strategies

Senior Recruiting Manager, Property Management division

October 2007 - August 2008 (11 months)

As Recruiter and Trainer, I sought business from apartment communities to use temporary workers as needed. I also recruited and trained new managers and staff members in operations and fair housing to prepare them for any situation.

A few key achievements in this role include:

- ▶ Average 1,200 booked hours a week.
- ▶ Selected by upper management to open this office after only a short time with them in California.

Archstone

Leasing

2006 - 2007 (1 year)

RREEF

Regional Trainer

July 2004 - September 2006 (2 years 3 months)

Los Angeles, California

Education

University of Houston

Houston Community College