



# ETHAN MARTINEZ

## Regional Property Manager

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📍 Los Angeles

🌐 www.qwikresume.com

### PROFESSIONAL SUMMARY

Accomplished Regional Property Manager with 7 years of experience in overseeing multifamily and commercial properties. Demonstrated expertise in optimizing operational processes, enhancing tenant satisfaction, and driving revenue through innovative strategies. Committed to fostering community ties and ensuring compliance with industry regulations while achieving property performance goals.

### WORK EXPERIENCE

#### Regional Property Manager

WidgetWorks Inc.

📅 Jan / 2021-Ongoing

📍 Denver, CO

1. Managed a diverse portfolio including Conventional, LIHTC, and Section 8 Housing.
2. Led property transitions from receivership, ensuring smooth management takeovers.
3. Conducted thorough market analysis to inform pro-formas, budgets, and financial strategies.
4. Achieved the highest possible net operating income (NOI) through effective cost control and revenue maximization.
5. Reviewed monthly and annual financials to identify issues, developing actionable solutions.
6. Oversaw compliance with regulatory requirements, enhancing overall property performance.
7. Developed and implemented delinquency management plans to improve cash flow.

#### Regional Property Manager

Lakeside Apparel Co

📅 Jan / 2018-Jan / 2021

📍 Chicago, IL

1. Supervised the management of a property portfolio across a four-state region.
2. Recruited, trained, and led on-site staff, including managers and maintenance personnel.
3. Created and executed annual operating budgets and marketing strategies for each property.
4. Prepared detailed performance reports for property owners and investors.
5. Monitored financial performance to develop action plans aimed at achieving budgeted NOI.
6. Regularly evaluated market conditions to recommend strategic adjustments.

### EDUCATION

#### Bachelor of Science in Business Administration

University of California

📅 Jan / 2015 - Jan / 2018

📍 Santa Monica, CA

Focused on real estate management, finance, and marketing strategies.

### SKILLS

Market Trends

Vendor Management

Property Valuation

Sustainability Practices

Technology Proficiency

### INTERESTS

🤿 Scuba Diving

🎮 E-sports

📖 Reading Fiction

🧩 Puzzle Solving

### STRENGTHS

📋 Stewardship

👥 Teamwork

🔗 Tenacity

👁 Vision

### LANGUAGES



English



Italian



French

### ACHIEVEMENTS

★ Increased occupancy rates by 15% within one year through targeted marketing efforts.

★ Successfully transitioned 5 properties under receivership with a 20% improvement in NOI.

★ Implemented cost-control measures that reduced operational expenses by 10%.