

PETER FLYNN

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Results focused professional with 20+ year experience in management, construction, and development.

Summary of Achievements

- Managed general contractor division to deliver highest margin in company
 - Successfully developed and leased-up 3 apartment projects/1,000 units
- Responsible for the development of over 2,000 master-planned single-family lots
- Supervised 3,000 unit multi-family portfolio delivering 8% year over year NOI growth
 - Closed \$120 million in office and industrial acquisitions
 - Financed over \$15 million in commercial mortgages
 - Assisted in the creation of a private REIT placement
- Evaluated and renegotiated Tax Increment Financing Reinvestment Zone

Professional Experience

CAMP CONSTRUCTION SERVICES, Austin, Texas

General Manager (November 2013 – Present)

Manage team of 25 to exceed the division goals of a multifamily-focused general contractor. Responsible for the overall performance of the division. Hire, motivate, train and supervise project managers, superintendents, sales, estimating, and office staff. Serve as resource on construction issues and handle customer concerns. Assign projects and balance workload to ensure timely completion of renovation projects.

COLONIAL PROPERTIES TRUST, Austin, Texas

Regional Vice President (November 2008 – October 2013)

Responsible for the performance of a Class A multifamily portfolio (11 properties/3,000 units). Led team of 11 direct reports (60 employees) to deliver above budget results (ranked in top quartile of the company – income growth, occupancy, delinquency.) Conduct monthly site evaluations to assess and improve operations. Review operations, create and implement plans to achieve operational goals. Hire, coach, train property managers and handle personnel issues. Devise and implement marketing plans and budgets. Leased up 3 projects (2 earned Austin Apartment Association's Property of the Year). Evaluated acquisitions and handled take-overs and sales.

Development Manager (November 2007 – October 2008)

Managed the acquisition, entitlement, and development of multifamily projects in the Central Texas region. Located and evaluated potential development sites. Negotiated with owners and municipalities to address entitlement issues. Managed construction contracts, prepared budgets and forecasts. Coordinated activities of engineers, attorneys, land planners and the construction company. Successfully facilitated the development of two projects consisting of 662 units.

D.R. HORTON, Austin, Texas

Land Development Project Manager (January 2004 – October 2007)

Responsible for the development and overall success of the division's largest and most complicated subdivisions totaling over 2,000 single-family lots. Handled land planning, legal issues, entitlements, negotiating contracts, public and private bidding, environmental compliance, and construction of infrastructure. Served as director on homeowner boards. Managed \$130,000,000 development budget. Set up and delivered condominium projects. Coordinated efforts of assistant project managers and staff to achieve objectives.

Assistant Project Manager (August 2003 – December 2003)

Oversaw condominium construction. Evaluated Austin's SMART Housing program. Met with City staff, performed cost benefit analysis, present findings to management and City Council. Program was successfully modified to incorporate recommended changes. Prepared analysis of Tax Increment Financing / Reinvestment Zone, contracts and ordinances.

FLYNN CONSULTING GROUP, Austin, Texas

Principal (April 2000 - July 2003)

Assisted clients with commercial real estate needs inclusive of asset management, feasibility studies, investment analyses, leasing and brokerage. Project types included mixed-use development, office, industrial, multi-family, hospitality, and residential development.

KENNEDY WILSON INTERNATIONAL (and its predecessors), Austin, Texas

(Dates of employment April 1990 – March 2000)

Senior Financial Analyst / Asset Manager (January 1997 - March 2000)

Evaluated markets and commercial property acquisitions in the Southwestern United States. Responsible for the due diligence, underwriting, financing and closing of selected properties exceeding \$120M+ in transaction volume. Performed asset management functions for portfolio properties including investor relations, feasibility analysis, budgeting, and dispositions. Managed and supervised financial analysts.

Financial Analyst (July 1995 - December 1996)

Assisted in preparing the Offering Memorandum for the company's proposed roll-up of its properties into a private REIT structure. This work included preparing property-level financial projections and proformas and collecting company and property historical information. Additional duties included dealing with lenders, attorneys and contractors in contract and loan negotiations and closing. As a member of the firm's Investment Committee, assisted in the evaluation of investment opportunities.

Project Assistant to the Executive Vice President (February 1995 - July 1995)

Assisted in the refinance of the company's entire income property real estate portfolio including retail centers, apartments and office buildings. Refinanced commercial properties, analyzed investment opportunities, created investment and financing packages, set up and maintenance of computer software and hardware.

Property Manager (April 1990 - February 1995)

Oversaw the daily operation of a portfolio of multi-family properties. Created and implemented a renovation and re-tenanting program for the properties that resulted in significant increases in net operating income. Responsible for leasing, maintenance, and financial performance of portfolio. Recognized for sustained excellence.

Education and Certifications

- Master of Business Administration - Baylor University
- Bachelor of Arts, Government/Economics - University of Texas at Austin
- Real Estate Broker, Texas Real Estate Commission (#0457309)
- MS-Office (advanced excel), Project, ARGUS, Yardi, MRI, LRO, Timberline.

Other Activities

- Austin Apartment Association – Board of Directors and Supervisor's Council
- Pilot Knob #5 - MUD Board President
- Central Texas Regional Mobility Authority Highway183-A Advisory Committee – Committee member
- Real Estate Council of Austin – Christmas in October volunteer
- Austin Habitat for Humanity – Property acquisition committee chairman