

# SAVANNAH BENNETT

## REGIONAL PROPERTY MANAGER LEASE-UP & NEW DEVELOPMENT COLORADO

### INDUSTRY VALUE

With 14+ years in the Multi-Family Industry, I have carried the title of each site team role with pride and am confident that my abilities will translate into future roles.

As a Regional Property Manager, my duties have consisted of supporting property performance within my portfolio to ensure all financial and operating objectives are achieved at the highest level attainable. My proficient yet energetic disposition has helped increase engagement with clients and team members alike.

I utilize a tactile approach in assisting my teams in any areas they feel they need support and continue to be willing to lend and increase my knowledge to encourage overall growth. I thrive on maintaining active hands and being a part of my teams' and clients' success.

### ATTRIBUTES

- Lease-Up Expertise
- 3rd Party Client Mgmt
- Retail Management
- Prodigious Communication
- Detailed Organization
- Compliance
- Renovation Management
- Financial Analysis
- Negotiation
- Yardi
- Market Analysis
- Change Management
- Ops Management
- Comprehensive Reporting
- Budget Management
- Mitigation
- Reputation Management
- Conflict Resolution
- Vendor Management
- Legislative Updates
- OneSite
- Team Leadership

### ACADEMIC BACKGROUND

#### Ashford University

BA: Social Science with a Minor In Education  
2011 - 2012

Dean's List, 2011-2012

Magna Cum Laude

#### Del Mar College

AA: Health Studies  
2002 - 2006

Dean's List, 2002-2006

Magna Cum Laude

#### RE License

State of CO Licensee - DORA

Exp. 01/2026

### PROFESSIONAL HISTORY

#### Bryten Real Estate Partners | CO | 2024 - Current

Asset Director | 3rd Party Lease-Up Specialist | 3 Clients | 5 Communities  
650+ Units | Conventional & Boutique with Retail & Affordable Components

- Successfully transitioned inherited site and maintained 50% retention
- Increased market rents at an established community by 6.7%
- Implemented various profit-sharing programs to boost revenue
- Assisted site team in the stabilization of 3 lease-up sites
- Supported and supervised 4 sites with shared staff

#### Greystar | CO | 2022 - 2024

Regional Property Manager | 3rd Party Lease-Up Specialist | 5 Clients  
6 Communities | 1300+ Units | Retail Components

- Achieved forecasted stabilization occupancy at 2 lease-up communities
- Performed budget forecast on all communities based on developing trends
- Increase market rents for portfolio by an average of 12%
- Acquired management through pitch for lease-up in Aurora & DTC
- Maintained continued communication with each client based on specific requirements for associated communities

#### Gables Residential | CO | 2020 - 2021

Lease-Up Community Manager | Market Station

A+ High-Rise Luxury & Mixed Use Building | 225 Units | Staff of 7

- Supervised daily operations at multiple communities while working to open Market Station; a community with 2 offerings: The Flats and Fourteen 45
- Hired, trained and developed new staff for multiple communities including the promotion of an ACM to a CM
- Managed compliance and procedures for various communities
- When open, established an overall occupancy of 66% within 4-months
- Increased market rents 11.8% to date
- Developed budgets for multiple communities in lease-up

#### Kairoi Residential | CO & TX | 2018 - 2020

Community Director | Edison at RiNo | A+ High-Rise Luxury Lease-Up | 277  
Units | Staff of 7 | Transferred to Floating Community Director in TX

- Successfully increased physical and economic occupancy at a high revenue meeting each goal with consistency while reaching a Denver record-breaking absorption in Lease-Up
- Worked on multiple projects for the TX region for implementation within each community including:
  - Marketing Strategy
  - Creating an internet advertising log for operations
  - Assisted as a floating manager for lease-up and communities that needed additional help with all operational processes

#### Lincoln Property Company | CO | 2017 - 2018

Business Manager | Haven 124 @ Eastlake Station: B Class Renovation | Dual-Entity  
Community | 562 Units | Staff of 12

- Created a renovations tracker used company wide
- Strengthened the ability to cater more to what my owner's specific visions were through 3rd Party Management.
- Gained insight into the surrounding area developments, competitor trends and commercial trends.

# SB

### CONTACT INFORMATION

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