



# J. Michael Andrews

## MULTIFAMILY REAL ESTATE INVESTOR — ACQUISITIONS, VALUE-ADD & ASSET MANAGEMENT

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### PROFESSIONAL SUMMARY

Multifamily investor and operator focused on acquiring and repositioning underperforming assets for outsized returns. Combines underwriting and deal analysis with hands-on asset management — improving NOI through operational and physical value-add, and reporting transparently to investment partners.

### HIGHLIGHTS

- Acquired & repositioned underperforming assets (ClearWorth Capital)
- 10% annual vendor cost savings
- +3–6% ROI YoY across holds
- NOI-driven value creation nationwide

### CORE COMPETENCIES

#### Investment & Underwriting

- Acquisition & disposition analysis
- Underwriting & deal structuring
- Value-add repositioning & ROI
- NOI & portfolio performance
- JV partnerships & investor relations

#### Operations & Asset Management

- Property operations & portfolio oversight
- NOI optimization & performance analysis
- Value-add repositioning & due diligence
- Risk, compliance & Fair Housing
- Acquisitions, dispositions & lease-ups

#### Executive Leadership

- P&L & budget ownership, forecasting
- Strategy, growth & value creation
- Investor relations & reporting
- Vendor & contract negotiation
- Team building & mentorship

#### Revenue, Marketing & Sales

- Revenue/rent optimization (LRO, RealPage)
- Renewal retention & resident relations
- Marketing strategy, SEO & branding
- Market analysis & competitive pricing

### PROFESSIONAL EXPERIENCE

**Senior Manager** — ClearWorth Residential Feb 2023 – Present

- Lead multifamily property operations and repositioning for a firm specializing in improving underperforming assets.
- Align operational strategy with investment objectives to drive efficiency, performance, and value creation.

**Manager, Multifamily Operations — Nationwide Portfolio Oversight** — Avenue Living Feb 2024 – May 2025

- Oversaw operations across a nationwide workforce-housing portfolio for a North American real estate investment trust.
- Partnered with regional teams and vendors across markets to standardize best practices and improve NOI.

**Senior Property Management Specialist** — Emerge Living Mar 2023 – Feb 2025

- Delivered operational support and performance oversight across a multifamily management portfolio.

**Operations Support Specialist** — ClearWorth Capital

Apr 2021 – Mar 2023

- Supported acquisition and repositioning of underperforming multifamily assets to maximize investor returns.
- Contributed to deal analysis and value-add improvements through joint-venture partnerships.

**Property Manager** — ClearWorth Residential

Nov 2019 – Apr 2022

- Positioned a growing property for market; led amenity, office, and landscaping enhancements and a full website rebrand.

**Community Director** — CWS Apartment Homes

Dec 2017 – Oct 2018

- Ran daily operations on RealPage/OneSite; owned customer service, marketing, sales, pricing, and investor reporting.
- Increased renewal retention by 35% with a 4% trade-out ROI using rent-optimization software and market data.
- Maintained occupancy +3% through Hurricane Harvey and market saturation.

**Property Manager / Auditor / Due-Diligence Team Leader** — Marquette Management

Apr 2016 – Nov 2017

- Renegotiated contracts and reduced operating costs by 20%; served as Yardi Specialist and software tester.
- Selected to help develop the Yardi RentCafe platform for the southern region and mentored teams post-rollout.
- Led new-construction punch for the luxury Catalyst high-rise in downtown Houston.

**Property Manager / Trainer / Marketing & SEO Specialist** — Steadfast Companies

Oct 2013 – Apr 2016

- Sustained 93% average occupancy and +3% ROI YoY; reduced HOA fees by 2%.
- Co-developed the “Find your Happy” marketing strategy to grow exposure on a limited budget.
- Led operations for months post-acquisition without regional presence across three ownership transitions.

**Property Manager / Interim Regional Manager** — CFLane, LLC

Aug 2011 – Oct 2013

- Achieved and maintained 96% occupancy and +6% ROI YoY; provided regional operational support and inspections.

**Property Manager / Regional Support Specialist** — Davis Development

Aug 2008 – Aug 2011

- Renegotiated vendor contracts saving the portfolio 10% annually; built localized training for new hires.

**Senior Recruiting Manager, Property Management Division** — Career Strategies

Oct 2007 – Aug 2008

- Averaged 1,200 booked hours/week; selected to open a new office and trained managers on operations and Fair Housing.

**Regional Trainer / Leasing** — RREEF · Archstone

2004 – 2007

- Trained regional teams and delivered leasing performance across multi-market apartment communities.

**PROGRAMS & WEBSITES DEVELOPED****homeconnect.cloud**

Resident information portal for multifamily communities — operations meets modern tech.

**Myks Brain engine**

Node.js/Express gateway with local Ollama inference and an autonomous build agent.

**Queens Custom Shop**

E-commerce build — Express, SQLite, PayPal checkout.

**Ask Myk**

Local-first AI assistant — private, tunnel-served, with an iOS companion app.

**Designs by MYK**

Founder — brand, web, and creative studio: client sites, e-commerce, identity.

**Local AI Trainer**

Streamlit + Ollama teaching app for hands-on model workflows.

## CERTIFICATIONS & ONGOING EDUCATION

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- **Certified Apartment Manager (CAM)** — National Apartment Association (2016)
- **Intro to Programming: HTML & CSS** — Udemy (2016)
- **Video Shorts Specialist for Claude** — Hyper Entrepreneur (2026)
- In progress: GitHub Foundations, Google AI Essentials
- Pursuing: Hugging Face Agents, AWS Cloud Practitioner, Microsoft Copilot
- Roadmap: RHCSA, AWS Solutions Architect, CKA

## EDUCATION

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- University of Houston — Communication & Media Studies
- Houston Community College — Social Psychology

## PLATFORMS & SKILLS

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Yardi Voyager · RealPage · OneSite · RentCafe · Blue Moon · AMSI · LRO · CRM · Multifamily Operations · Asset Management · Property Management · NOI Optimization · Revenue Management · Budgeting & Forecasting · Investor Relations · Underwriting · Due Diligence · Value-Add Repositioning · Acquisitions & Dispositions · Lease-Ups · Renewal Retention · Fair Housing · Vendor Management · Marketing & SEO · Team Leadership · Training & Enablement · HTML/CSS/JavaScript · Node.js · Express · E-commerce · Local-First AI · Automation