



GARRETT MULVANEY

CONTACT INFORMATION



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Charlotte, NC

EDUCATION

B.S. in Real Estate and Urban Land Economics

University of North Carolina at Charlotte
May 2011

- Certified Property Manager (CPM), Institute of Real Estate Management, 2019
- North Carolina Real Estate Broker License, active

KEY SKILLS

- Portfolio P&L management
- Distressed asset turnaround
- Lender and JV reporting
- Annual budgeting and reforecasting
- Capital planning
- Commercial lease negotiation
- Yardi Voyager and RealPage
- Insurance claims management
- Team building and succession
- Vendor RFP and contract negotiation
- Fair Housing and ADA compliance

ABOUT ME

Senior Property Manager and Regional candidate with 14 years across multifamily, mixed-use, and Class A commercial. Currently oversee a 4-property, 1,100-unit portfolio with combined NOI above \$18M. Strength in distressed turnarounds, lender reporting, and building bench strength.

PROFESSIONAL EXPERIENCE

Senior Property Manager | February 2020 - Present Ironwood Asset Services, Charlotte, NC

- Lead a 4-asset, 1,108-unit portfolio across the Carolinas, combined gross potential rent of \$23.6M.
- Took a distressed 290-unit acquisition from 71% to 93% occupancy in 14 months, exceeding the underwriting pro forma.
- Built and presented annual budgets, monthly variance packets, and lender reports to JV partners and a regional bank.
- Hired 3 property managers from my assistant PM bench; two now run sister assets in Raleigh and Greenville.
- Standardized turn SOPs across the portfolio, cutting average vacant days from 21 to 13.

Property Manager | September 2016 - January 2020 Harbor Crest Realty Group, Wilmington, NC

- Managed a mixed-use property with 184 residential units and 22K sq ft of ground-floor retail.
- Negotiated 7 commercial lease renewals with blended rent growth of 11% over expiring terms.
- Held controllable opex flat year over year despite a 6% rise in insurance premiums after Hurricane Florence.
- Coordinated with insurance adjusters on \$1.3M in storm-related claims and oversaw restoration vendors.
- Earned the ownership group's Property of the Year award in 2019.

Assistant Property Manager | June 2013 - August 2016 Tidewater Living Partners, Norfolk, VA

- Supported a senior PM on a 322-unit garden-style community through two ownership cycles.
- Ran AR, delinquency reporting, and weekly leasing huddles with a team of 5 consultants.
- Co-managed a \$410K exterior paint and parking lot project from bid to closeout.
- Promoted to Property Manager in under 3 years.