




MARISOL REYES

Property Manager with 7 years overseeing Class A multifamily and mixed-use portfolios across the Gulf Coast. Track record of pushing occupancy past 96% while holding controllable expenses flat. AppFolio and Yardi power user; CAM certified.

CONTACT INFORMATION

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 Tampa, FL

KEY SKILLS

- Yardi Voyager
- AppFolio
- Lease administration
- Budgeting and variance reporting
- Vendor management
- Fair Housing compliance
- Resident retention
- CAM reconciliations
- Capital project oversight
- Team leadership

PROFESSIONAL EXPERIENCE

Property Manager | Banyan Ridge Residential, Tampa, FL | February 2021 – Present

- Manage 312-unit lease-up and stabilized property generating \$7.4M in gross annual rents across studio through three-bedroom floor plans.
- Lifted renewal rate from 51% to 68% by rolling out a tiered lease offer matrix and quarterly resident events.
- Cut delinquency to under 1.2% of monthly billings through earlier soft-collection outreach and a payment plan workflow in AppFolio.
- Negotiated landscaping and trash valet contracts at rebid, trimming roughly \$48K from the controllable opex budget.
- Hired and coached a team of 6 (leasing, maintenance, concierge); two leasing consultants promoted to assistant manager roles.

Assistant Property Manager | Sablefield Communities, St. Petersburg, FL | June 2018 – January 2021

- Supported a 244-unit garden-style community through ownership transition and rebrand without a drop in occupancy.
- Closed monthly financials within 3 business days and prepared variance commentary for the regional director.
- Ran AR aging, NSF processing, and eviction filings in coordination with outside counsel.
- Trained 4 new leasing associates on Yardi Voyager and Fair Housing screening procedures.

EDUCATION

B.S. in Business Administration
University of South Florida | May 2018

- Certified Apartment Manager (CAM), National Apartment Association, 2022
- Florida Real Estate Sales Associate License, active