

Energetic, confident team leader creating and implementing successful management strategies. Financial manager and consultant who adds value through accurate financial analysis; fervent attention to detail; diligent creation of procedures and policies; implementation of cutting-edge technologies; and the formation of meaningful metrics.

EXPERIENCE

OMEGA VISTA (Real Estate Investment & Asset Management) **Vice President Finance / Asset Manager**

Las Vegas, NV
2005 - 2008

Co-Manager of \$250M real estate holding portfolio. Responsible for acquisition, entitlement, capital sourcing, financial analysis, and disposition of assets. Advise owners and investors of market conditions, asset decision-making, and company performance metrics. *Licensed Nevada Real Estate broker/salesman.*

- ▶ **Manage** company investment strategy and financial management, including all acquisition/disposition decisions to maximize investment IRR. Recommended 20+ acquisitions representing \$150M+ in capital and gave a “no” recommendation on more than 150 potential investments. Use of financial analysis tools such as IRR/NPV, ROI, breakeven, etc, in controlling the company’s investment timing. Implement cash management plans for directing the company through the downside portion of a severe real estate cycle. Capital allocation was focused on the most efficient use of cash (i.e. new investments; debt service; working capital; etc.) while declining asset valuations, declining revenue projections, and the loss of several credit facilities from the capital structure during the financial crisis.
- ▶ **Lead teams** of engineers, land planners, land-use attorneys, political consultants and subcontractors through the entitlement and management process. Execute the project schedule and cost containment on all investment assets, including two Clark County Major Projects applications for master planned communities encompassing more than 1,200 acres. Managed process of consultant and sub-contractor purchase orders and negotiated all service agreements.
- ▶ **Coordinate** all real estate transactions through entire acquisition and disposition process, including negotiating the transaction; authoring purchase and sale contracts, promissory notes, deeds of trust, and other title/escrow documents; directing due diligence efforts involving title review, Phase I Environmental surveys, soils reports, appraisals and other feasibility. Brokered and managed over 40 successful transactions from initial review through escrow closing.
- ▶ **Conduct and present** detailed homebuilding and commercial sales analysis in all investment markets for investors and ownership team. Analyze market data from several sources to help guide the company in core investment strategy, including identification of potential over-build projections; job creation potential; key population shifts to certain locales; trends in home design; homebuilder sprawl; and many more.

Ford Motor Company (Global Automotive Manufacturing) **Corporate Finance Manager/Analyst**

Dearborn, MI
2002 - 2005

Develop and implement financial controls and system integrations; conduct operational analysis; and manage development and reporting of forecasts/budgets/business plans. Managed new fixed asset accounting system and controlled/audited accounting of depreciation and amortization across all automotive capital investments.

- ▶ **Led global implementation** as Enterprise Project Manager of new fixed asset accounting system (GIFS) for depreciation and amortization of automotive capital investments (500+ users). Successfully implemented project plans, processes and standards along with reporting and maintaining detailed variance analysis for the project cost and timing, including the replacement of multiple legacy systems under the new technological platform of GIFS. Implemented several recovery plans associated with the rollout of the new system across several regions and related business units (i.e. Jaguar; Land Rover; Volvo; Mazda; etc.) The recovery plans included cost/benefit analysis of functional scope, cost containment, and delivering the project on time and on budget.
- ▶ **Define financial requirements** and construct the design within the technological infrastructure in production. Wrote test case scenarios for component, integration, system and stress testing procedures. Upon implementation, led the rollout of all training materials, process flows, and reference materials for user base. This included several iterations and various input from over 500+ users with varied functional and business requirements. Develop business cases and detailed financial analysis to support functionality

rollout to other business units. Conduct ongoing status updates to Finance Management with explanation of risk assessments associated with cost and scheduling variances of these rollouts.

- ▶ **Manage, consolidate and report** \$150M annual spending budget for Finance Systems Development and Implementation. Controlled the forecast spending of this budget along with setting strategy and planning future year's budget and business plan. Led management meetings on cost containment and project scope, including integration of consistent quarterly cost expenditure reductions during a declining automotive revenue environment – while maintaining deliverable functionality.

Warranty Recall Controller / Aftermarket Sales & Profit Analyst

2000 - 2002

Provided financial analysis, accounting support, and business case modeling for \$800M annual recall budget. Perform month-end account closings; develop ongoing monthly variance reports to forecasts/budgets/business plans; provide weekly flash updates for time sensitive critical path objectives; and conduct independent financial analysis to present recommendations for recovery actions where necessary.

- ▶ **Warranty Recall Controller.** Managed \$3B recall liability reserve for warranty expenses in North America. Determined lifetime liability reserve for each vehicle sold, and then recorded as full expense against full revenue at time of sale. Manage accrual balances on corporate balance sheet by altering lifetime liability forecast (and accruals) when comparing to actual expenditures occurring in the field. Drive business decisions of automotive recall policy and implementation. Performed analysis of actual warranty data to support cross-functional recall teams; develop future vehicle strategy; communicate with dealers and customers; rollout the recall action; manage cost objectives; and reconfigure the action as necessary. Developed new accrual standards and policies ("Rules Of The Road") for balance sheet liability reserves.
- ▶ **Ford Aftermarket Sales Analyst.** Performed price, mix and volume analysis for aftermarket and warranty part related business. Drive implementation of marketing plans for Ford Customer Service and Parts Division through detailed financial analysis of existing programs. Develop implementation schedules for new marketing plans to maximize profit margins by focusing dealer efforts on high margin parts while reducing (or even eliminating) any marketing efforts on low or no margin SKU's.
- ▶ **Aftermarket Profit Consolidation Analyst.** Consolidated month-end financials on several retail and warranty business units. Perform forecasting, budget and business plan analysis. Conducted business plan analysis of new investment opportunities in the attempt to capture as much of the Aftermarket and Auto Service expenditures as possible.

ACCENTURE (ANDERSEN CONSULTING - Professional Services) Financial Process Consultant

**Detroit, MI
1997 - 2000**

Develop financial systems strategy and configuration for several large-scale technology implementations. Define customer specifications for SAP projects and rollout new business process functionality within the FI/CO modules.
Certified in SAP FI/CO.

- ▶ **Visteon (Automotive Industry)** – SAP FI (sub-module GL), designed, managed and converted new Chart of Accounts, account balances and select historical data during Ford Motor Company divestiture. Managed currency conversion, reconciliation status with other modules, and all GL configurations. Developed training materials and user base training courses for rollout of new account system. Led the project control and reported weekly on status updates of the time sensitive, system-wide launch of SAP.
- ▶ **Shell/Texaco JV (Energy Industry)** – SAP CO (sub-module CCA), configured cost centers, cost elements and activity types in new cost allocation system. Helped define a new Standard Hierarchy for all cost centers in the downstream operations of both companies. Assisted business counterparts in the application of new allocation process during month-end closings of business units. Trained all client's accounting and finance personnel on new allocation system and methodology.
- ▶ **Consumer's Energy (Energy Industry)** – Defined requirements of inter-company billing system for in-house, custom financial management software. Coded COBOL and developed training materials for client's DBA after successful implementation of newly designed system. During development, developed all test case scenarios for new system (including component, integration, system and stress testing.)

EDUCATION

MASTER OF BUSINESS ADMINISTRATION, Wayne State University (1997)

Detroit, MI

Emphasis in Corporate Finance and Financial Accounting (3.6 / 4.0 GPA)

BACHELOR OF BUSINESS ADMINISTRATION, Wayne State University (1994)

Detroit, MI

Major in Marketing and Sales Promotion (3.5 / 4.0 GPA)