

Axel Nussbaumer

2728 McKinnon Ave. #1713
Dallas, TX 75201
214-680-2503

Willing to Travel/Relocate
Bi-Lingual: Some French and Spanish
Multicultural Awareness
axelnussbaumer@gmail.com

REAL ESTATE ACQUISITION ANALYST | MARKET INTELLIGENCE RESEARCH | SITE ASSESSMENTS

Commercial real estate professional with unique combination of analytics, business acumen and creativity. Confident relationship builder and problem solver who excels at exceeding client expectations in highly competitive markets. Talent for conceptualizing, planning and executing creative start-up strategies through vision and value creation. Known for exceptional customer service and loyalty. Highly respected by internal and external stakeholders. Self-driven, proactive self-starter with track record of handling multiple projects in fast paced, high stress environments. Enthusiastic, confident team leader/player, able to effectively facilitate meetings and delegate responsibilities. Successful in defining continuous improvement processes and ability to think outside the box. Able to see big picture, but skilled at handling details. Resourceful with high energy and strong work ethic. Quick study, adaptable, flexible and eager to learn new industries and skills. Known for applying a consultative, sales approach to maximize bottom line revenues and visibility.

Consultative Sales
Team Building
Marketing/Promotions

Strong Communications
Flexible/Adaptable
Performance Analysis

Strategic Planning
Data/Financial Analysis
Cash Flow Projections

Market Intelligence/Research
Logistics Management
Start-Up Venues

Energy Related Properties

Midland, TX

8/2013 - Present

Private equity fund investing in, developing and operating real estate assets across shale formations. Properties include Office, Industrial, Hotel, Retail, Mixed-Use Development and Multifamily. <http://erpfunds.com/>

Assistant to President and Sr. Partner

- Responsible for providing lease review and abstract summaries for company President and Investors.
- Provide monthly data and cost analysis, including property assessment metrics: Net Operating Income, Cap Rate, Cash on Cash, Cost per Sq. Ft. Debt-Service Coverage Ratio and Discounted Cash Flow.
- Responsible for property assessment of both raw land and established properties. Determine physical condition, i.e., qualitative value, location, zoning, occupancy history, foot traffic, research mineral rights, identify additional land, as well an ecological assessment.
- Provide written report(s) on new acquisition assessment for better decision making by President, Partner and investors, including a Hedge Fund, regional Bank and individual investors.
- Liaison with GM at Quality Inn Hotel in Ohio. Responsible for oversight and reporting of hotel operations, financials, maintenance, local industry trends, revenue sources, maintenance and repair issues for public space, guest rooms and utility areas.
- Represents ERP at community events, including Chamber of Commerce.
- Re-tooled, re-designed ERP's webpage.
- Organized and maintain document storage.

Market Intelligence/Research

Dallas, TX

12/2012 - Present

- Responsible for researching global locations, strategic alliances and sources of bulk quantities of Mazut 100 fuel oil/gasoil for Chinese Hedge Fund.

Kristy Stubbs Gallery

Dallas, TX

9/12 – 2012

Serving Dallas for 17 years, considered to be one of the most relevant and important galleries in Texas, offering Impressionist, Contemporary and Modern paintings, prints and sculptures. <http://stubbsgallery.com/>

Logistical Coordinator

- Responsible for logistics, sales and warehouse organization for the Pop-Up Gallery location in Highland Park Village

Fresh New Wave Art Show

Dallas, TX

5/9 – 2012

Start-up art show for young, emerging artists in Dallas area.

- Successfully created concept/vision and co-partnered new, start-up art show for young, emerging artists in Dallas area.
- Researched and selected venue, The Mine Gallery, in the Dallas Design District.

- Designed and distributed marketing flyers to local businesses and individuals, which created ‘buzz’ and excitement for Show.
- Successfully gained more visibility and credibility by strategic promotions to industry media, including *D Magazine*, *Modern Luxury*, *FD Luxe* and *House Garden People*.
- Collaborated with outside food vendor and sponsor to support and fund Show.
- Considered “One of the Best Emerging Art Shows in Texas” by *House Garden People*.
- Exceeded everyone’s expectations with Grand Opening of over 500 attendees.
- Due to enthusiastic public response, 2nd *Fresh New Wave Art Show* currently in the production stage for 2013.
- Websites promoting *Fresh New Wave Art Show* vision and partners:
<http://fdluxe.dallasnews.com/2012/07/the-hot-list-19-things-that-excite-and-inflame-this-very-minute.html/4/>
<http://hilaryinspired.com/2012/08/20/blogshop-dallas-the-mine/>
<http://www.housesgardenspeople.com/2012/06/best-emerging-artists-show-in-texas.html>

Global Peace Factory Coffee**Plano/Frisco, TX****6-7/2011**

Specializes in coffee drinks and sandwiches with philosophy that “Every Cup Counts” -- a portion of every dollar spent is allocated to philanthropic activities. <http://www.globalpeacefactory.com/>

Assistant Manager/Barista

- Responsible for preparing specialty coffee and other drinks and sandwiches, as well as customer service and logistics.

GlobalStar Construction**Grand Prairie, TX****6-7/2010**

Full service contractor providing quality service to commercial, industrial, and residential clients.
<http://www.globalstarconstruction.com/>

Demolition Worker

- Assisted in variety of construction demolitions of residential and commercial projects.

Lycee Francais International School**Dallas, TX****6-7/2009**

International School offers private, accredited education for students from preschool through high school in English and French.
<http://www.dallasinternationalschool.org/>

IT Assistant

- Responsible for data entry of ISBN codes.

EDUCATION

B.A. Cinema and Television, Southern Methodist University, Dallas, TX May, 2013

LANGUAGES AND MULTICULTURAL EXPERIENCE

Some Spanish and French

Lived two (2) years in Villars, Switzerland during High School

TECHNOLOGY AND SOCIAL MEDIA

Argus, Microsoft Office Suite: Word, Outlook, Excel, PowerPoint; Photoshop, Ableton Live, Twitter and Facebook