

JARRETT SCHLEYER

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SENIOR REAL ESTATE PROFESSIONAL

Combined expertise in commercial, residential and special-use property valuation and investment analysis with proven strengths in property level underwriting, market research, project management, client relations, and staff development to deliver projects that meet internal and external clients' diverse business needs and aggressive deadlines. BBA with dual Real Estate and MIS majors, MAI designated, and Certified General Real Property Appraiser in four states.

CORE COMPETENCIES

- Property / Portfolio Valuation
 - Development Underwriting
 - Market Analysis / Research
 - Project Management
 - Acquisition Due Diligence
 - Financial / Cash Flow Modeling
 - Leasehold Analysis
 - Asset Management
 - Disposition Due Diligence
 - Staff Leadership & Development
 - Development Analytics
 - Argus and Excel Modeling
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PROFESSIONAL EXPERIENCE

MAA / POST PROPERTIES, INC. – Atlanta, GA

VP, Investment Analysis

June 2013 – Current

Responsible for performing detailed investment analysis including financial modeling and analyses of multifamily and mixed-use developments, acquisitions, dispositions, and re-developments. Produce investment presentations for the Board of Directors and its Strategic Investment Committee, execute detailed analyses and reporting on the Company's existing portfolio of real estate assets, and provide financial analysis support of other corporate, financing, investment and strategic initiatives. Typical duties include:

- Support the development team in the evaluation, underwriting and due diligence of potential real estate investments, as well as the acquisition and disposition of various real estate investments including equity, joint venture, and other structured finance investments.
- Produce and maintain detailed financial models including a corporate long-term planning model, on-going and forward looking cash flows, investment and net asset value (NAV) models.
- Proactively assist in preparing strategy and investment recommendations through written and oral presentations and reports, and generally providing deal-level and general corporate support and assistance where needed, including monitoring and reporting throughout the life-cycle of the real estate development process.
- Support the finance and accounting group in the preparation and evaluation of financial forecasts, budgets, and other analyses as needed.
- Provide market data/research to support marketing materials and valuations through a variety of internal and external resources.
- Assist in the preparation of financial and presentation materials to investors, analysts, banks, ratings agencies, and other constituents.
- Work closely with the CEO, CFO, and CIO of MAA / Post Properties on corporate initiatives and asset management of the residential and retail portfolios.

ERNST & YOUNG, LLP, – Atlanta, GA

Manager, Transaction Real Estate

August 2011 – May 2013

- Managed a staff of six analysts and national staff members as needed on various institutional real estate valuations, due diligence assignments, investment analyses, and review engagements.
- Conducted fair value and market value appraisals for multiple property types including office buildings, medical office and hospital assets, multi-family apartments and condominiums, retail assets, industrial facilities, and vacant land throughout the United States, Europe, and Asia.
- Assisted the firm's audit teams with reviews for third-party performed appraisals, purchase price allocations, impairment testing, fresh start accounting, and portfolio-level quarterly valuation updates.
- Assisted in sales calls, proposals, project budgets, and engagement letters for potential and current clients.

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NAVIGANT CONSULTING, INC. – Atlanta, GA

June 2008 – July 2011

Managing Consultant, Real Estate Consulting and Valuation

- Recognized for building strong client relationships and ensuring confidence / satisfaction by managing client communications, developing complex models that are easily understood by clients and their audit teams, and producing high-quality appraisal reports while meeting critical client deadlines.
- Honed research, data collection, and analytical strengths, identifying creative solutions to capture obscure data essential to executing valid complex valuations while adhering to USPAP and accounting standards.
- Performed numerous office, retail, industrial, and land asset valuations. Conducted purchase price accounting and completed special-use valuation projects to assess fair market value and support client litigation.
- Contributed to annual fair market valuation of a nationwide portfolio of real estate assets worth over \$2 billion.

1ST ATLANTA APPRAISAL – Atlanta, GA

January 2005 – May 2008

President / Chief Appraiser

- Launched and grew a full-service commercial/residential real estate appraisal services company
- Directed residential, commercial, industrial, land, and special-purpose valuation projects from \$250,000 to \$15.7 million, including shopping centers, restaurants, automobile dealerships, free-standing office buildings, office condominiums, multi-family apartment buildings, college campuses, and vacant land.
- Served as the primary contact to prospective clients, responding to work engagements and developing proposals.

ADAMS APPRAISAL SERVICE – Athens, GA

May 2001 – December 2004

Appraiser / Technical Support

- Initially hired as a summer intern, working an average of 20-30 hours weekly while attending the University of Georgia full-time. Retained following graduation to continue appraisal duties and serve as the company's sole technical support staff member.
- Completely automated the appraisal process, eliminating 99% of hard-copy documentation in favor of email-based delivery of information to clients.
- Developed a satellite branch in Atlanta to broaden the company's presence in the market for expansion and revenue growth. Expanded the organization by five staff members and 10+ recurring clients generating \$250,000+ revenue in year one.

MILITARY BACKGROUND**UNITED STATES ARMY – Fort Bragg, NC**

November 1996 – October 1999

- 82nd Airborne Division, Light Wheel Mechanic (Honorable Discharge)

EDUCATION & CREDENTIALS**University of Georgia, 2003 - Bachelor of Business Administration**

- Dual Major in Real Estate and Management Information Systems

MAI Designated Member, Appraisal Institute**Certified General Real Property Appraiser Licenses**

- Florida, Georgia, North Carolina, and Texas

COMMUNITY AFFILIATIONS

Mentor, Big Brothers, Big Sisters, 2007 - Present • Volunteer, Salvation Army & Meals on Wheels, 2006 - Present