

Trent Aukerman

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EDUCATION

Texas A&M University | Mays Business School
MS Real Estate

College Station, TX
Expected Graduation: Dec. 2024

Western Michigan University | Haworth College of Business
BBA

Kalamazoo, MI
May 2021

Majors: Leadership & Business Strategy and Sales & Business Marketing

German Business and Culture Study Abroad, Western Michigan University

Summer 2019

- Practiced practical negotiation techniques on a case-by-case basis working alongside students from the German Universities

EXPERIENCE

Embrey Partners

San Antonio, TX

Investments Intern

June 2024 – August 2024

- Underwrote multifamily projects in all of Embrey's 10 sunbelt markets (AZ, CO, TX, NC, FL, TN)
- Leveraged excel modeling skills to model JV returns through equity waterfall structures after asset disposition
- Collaborated with development team on implementation of multiple housing authority's affordability terms
- Analyzed asset management reporting throughout portfolio and used pricing strategies to maintain leasing velocity goals

Ritsema Associates – Interior Contractors

Kalamazoo, MI

Project Manager

March 2022 – August 2023

- Managed day to day progress of 12 commercial subcontracts valued between \$250K - \$3M simultaneously
- Compared actual project costs to budgeted costs and developed a strategy with field to correct if needed
- Acquired specialty materials with long lead times from suppliers around the country regularly

Timeless Properties Detroit

Portage, MI

Asset Management Assistant

January 2021 – March 2022

- Contributed administration and acquisition assistance to a \$15M real estate portfolio in Detroit MI
- Managed accounting for 7 Detroit and 2 Kalamazoo commercial buildings and optimized internal system operations
- Orchestrated information flow between the bank, our CPA, and ownership during the refinance of a portfolio building
- Maintained record of LP investments during capital calls of a \$10M venture capital fund comprised of tech companies

LEADERSHIP & INVOLVEMENT

ULI Hines Student Competition – Team Lead

- Collaborated with 4 graduate students across the Real Estate and Architecture Masters Programs on a development project in Seattle Washington

LBS Consulting – Consultant and Team Lead

Team Leader

2018 Spring Semester

- Led a team of 9 students and managed team dynamics while consulting a hydroponic lettuce farm on expansion efforts
- Delivered recommendations to 3 CEOs and other executives of each company

Team Member

2019 Spring Semester

- Collaborated with a team of 7 students consulting on an artificial intelligence/Power BI project

Delta Sigma Pi: Co-Ed Professional Business Fraternity

President

2020 – 2021

Vice President

2019 – 2020

- Develop team culture and set strategic goals. Achieved first ever chapter of excellence for the WMU chapter

SKILLS, ACTIVITIES & INTERESTS

Honors: Dean's List: Spring 2018, Summer I 2019, Fall 2019, Monroe Brown Scholarship, CEAS Scholarship

Technical Skills: Procore, Vista, Outlook, AGRUS proficient, CoStar, Discounted Cash Flow, Proforma Modeling, Budgets

Certifications: OSHA 10-hour, Dale Carnegie Course

Interests: Golf, Hunting, Snowboarding, Hiking, Reading, Investing, Real Estate

Volunteering: Little League Baseball Coach, Habitat for Humanity, San Antonio Food Bank