**NICHOLAS GOEDE**

5424 SE 28TH Street, Des Moines, IA - Phone (515) 664 -7572 – Email: NickGoede@gmail.com

**Experience**

**Anawim Housing Director of Property Development September 2014 – Present**

* Pro Forma modeling for real estate projects utilizing the Low Income Housing Tax Credit
* Acquisition analysis through Highest and Best Use analysis
* Recapitalization and re-syndication of existing portfolio holdings
* Market Research
* Low Income Housing Tax Credit application writing for both 9% and 4% structures
* Experience with the Low Income Housing Tax Credit, State and Federal Historic Tax Credits, Brownfield state tax credits, Workforce state tax credits, FHA 221(d) debt
* Asset Valuation
* Project Management
* Due Diligence
* Received three 9% LIHTC awards in first year of employment
* Recapitalized portfolio holdings of 137 units over 52 buildings and 42 parcels utilizing the 4% LIHTC.
* Acted as consultant on the Fort Des Moines Historic rehabilitation of 142 units over 7 structures, utilizing Low Income Housing Tax Credits, Federal and State Historic Tax Credits, Brownfield state tax credits, and enterprise zone state tax credits.
* Licensed Real Estate Broker in the state of Iowa.

**Neighborhood Development Corporation Asset Manager April 2013 – September 2014**

* Manage and analyze portfolio holdings through evaluation of monthly financial reports
* Acquisition analysis through Highest and Best Use analysis, Pro Forma modeling, and risk analysis
* Debt analysis and restructure
* Disposition analysis
* Market research and analysis
* Management of tax credit compliance, claim, and sale
* Management and analysis of tax abatement application and compliance
* Real Estate tax protest preparation and argumentation
* Valuation analysis
* Budget forecasting
* Developer project management representation
* Physical asset design and long range planning
* Physical property due diligence including management of environmental consultants, engineering consultants, and architectural consultants

**Northwestern Mutual Financial Representative February 2012- February 2013**

* Analyze client financial position and prepare financial plan for client to achieve highest level of financial security
* Obtained Pacesetter 40, an achievement where by a representative sells forty products in their first six months of business, only achieved by 5% of nationwide sales force
* Life Insurance Licensed
* Health Insurance Licensed
* Series 63 passed

**Terrus Real Estate Group Property Manager September 2006 – February 2012**

* Responsible for 400,000 square feet of commercial real estate including office, flex, retail, multifamily, and HOA.
* Act as primary liaison between property owners and tenants
* Create and execute property budgets in alignment with ownership goals and objectives
* Analyze asset performance and manage expenses
* Prepare and present monthly financial reports
* Develop marketing plans with participating brokers listings
* Manage contracts and negotiate services for property operations
* Manage insurance requirements and coverage for properties, vendors, and clients
* Manage property leases, negotiate renewals, position vacant space for re-lease
* Construction management of tenant and capital improvement projects

**Education**

**Urban Land Institute Real Estate School June 2013**

* Real Estate Finance I, II, and Advanced

**University of Northern Iowa August 2002 – May 2006**

* Bachelor of Arts – Majors in Finance and Real Estate

**Activities**

**Institute of Real Estate Management**

* Association Executive January 2010 – February 2012
* Urban Land Institute - Associate Member January 2014 – Present
* Iowa Commercial Real Estate Association – Member August 2013 – Present
* Sigma Phi Epsilon Fraternity Alumni Board – Vice President of Finance June 2014 - Present