

**Brad Hayden, PMP**

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Carrera Resources, Inc  
2205 W 136<sup>th</sup> Ave, #106-106, Broomfield, CO 80023

**PROFESSIONAL SUMMARY**

Certified Project Management Professional (PMP) with a proven track record of translating strategic vision into successful operating results. 20+ years managing critical multi-million-dollar projects; 10+ years real estate investment experience including:

**UNDERWRITING / FINANCIAL ANALYSIS** - I offer an unbiased evaluation of an investment deal including a review of all transaction numbers; preparation of comprehensive cash-flow models including project and investor level metrics; an assessment of investment and exit plans; and discussion of assumptions and risks.

**CAPITAL ADVISORY / LOAN PLACEMENT** - I specialize in analyzing, structuring, and arranging financing for real estate investment projects. With common-sense underwriting, competitive rates, and an extensive network of lenders, I can provide unique individualized solutions not found elsewhere in the market.

**CAPEX PLANNING & ESTIMATING** - Capital improvement projects can be expensive, time-consuming, and risky. I offer a preliminary "what if ..." evaluation of a proposed project including scope, requirements, estimated costs, and investment projections to help answer some of the questions before taking on all of the risks.

**MARKET ANALYSIS** - I provide investors with an overview of the market area around a specific investment including research and analysis of demographics, traffic, competitors, economic development, zoning, permit filings, and other factors that may impact investment performance.

**PROJECT MANAGEMENT** - Investing in real estate can be complex and managing all the details requires significant time and effort. Having ready access to the right tools, resources, and current industry knowledge is critical. I'm your real estate specialist on-call. A private back-office to help with research, analysis, scheduling, budgeting, communication, documentation, and other tasks. A professional Project Manager with proven systems, tools, and resources in place.

**EXPERIENCE**

**PRINCIPAL / SR. PROJECT MANAGER / COMMERCIAL LOAN ADVISOR**

Carrera Resources, Inc, Broomfield, CO

February 2009 – Present

Carrera Resources is a professional services company dedicated to helping investors successfully execute real estate investment projects. We offer concierge-level service to new investors, independent operators, small companies, and niche players that are often underserved by the mainstream industry.

**TRAINING / EDUCATION**

**CONSTRUCTION PROJECT MANAGEMENT & FINANCE CERTIFICATE**

Red Vector Online Education for Design & Construction

**PROJECT MANAGEMENT PROFESSIONAL (PMP) CERTIFICATION**

Project Management Institute, Newtown Square, PA

**MASTER OF TELECOMMUNICATIONS**

University of Denver, University College, Denver, CO

**Bachelor of Arts in Management**

University of Phoenix, Denver, CO