

Scott Allen

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PROFESSIONAL QUALIFICATIONS:

- 3 1/2 years of Big 4 Accounting/Consulting Experience
- Project Management
- Financial Analysis and Modeling
- Market Economic Analysis
- 3 years of audit experience with Fortune 500 companies
- CPA with Strong Accounting and Finance Background
- Problem Solver
- Strong Commercial and Residential Real Estate Experience (Construction and Development)
- Commercial Real Estate Valuation

PROFESSIONAL EXPERIENCE:

Allen Real Estate Consulting (AREC) LLC, - Principal/Consultant – Boulder, CO March 2011- Current

- Provided due diligence and market analysis for potential acquisition of vacant land sites for multi-family development in the Denver and Phoenix market.
- Conducted due diligence, market research, and financial modeling & analysis for multi-family and industrial/office building in Phoenix AZ market
- Provided accounting and finance consulting services for clients.

Deloitte & Touche Tohmatsu - Senior Real Estate Analyst/Associate – Los Angeles, CA Nov 2007- Feb 2011

- Valuation/Appraisal of various projects in the real estate development and property management arena from single businesses to vertically integrated real estate companies and real estate asset portfolios in markets throughout the United States for purposes of acquisition, development, asset management, financial reporting and disposition, for variety of sectors including hotel resorts, retail, multifamily, and golf courses.
- Conducted due diligence, market analysis, and financial modeling & analysis including capital and lease structuring for real estate development and land acquisition,
- Developed pro-forma income projections based on historical operating statements, industry averages, operating and capital budgets; site inspections; analyzed comparable sales; performed discounted cash-flow analyses.
- Performed Fair value Impairment Testing audits involving real estate holdings and transactions, FAS 157, FAS 141/142, IFARS
- Business Valuation for ownership interest
- Responsible for managing client engagements from start to finish including reviewing work of associates
- Provided leasing consulting services including restructuring.

Evergreen Real Estate Development - Project Manager Intern - Phoenix, Arizona February 2007-June 2007

- Perform due diligence of site locations for major retail clients such as Tesco and Walgreens
- Develop strategies integrating LEED building components for certification.
- Tenant financing (i.e. structuring ground leases).
- Land acquisition- GIS research, letters of intent, escrow contracts, developed entitlement strategies

The Weitz Company – Financial Analyst - Phoenix, Arizona May 2005-August 2006

- Developed and implemented successful strategies in recovery of fees and general conditions for \$80M project.
- Managed audit issues relating to cost reimbursable contract for subcontractors and for owners.
- Assisted on the consolidation of a recently acquired custom homebuilder
- Prepare quarterly forecasts and budget preparation for the Southwest Business Unit
- Prepared and submitted monthly AIA Certificate of Payments (Owner Billings) of \$15-18 million per month.
- Assisted with accounting controller duties, such as managing accounting staff, month/year end closings
- Managed the audit functions (internal and external)

AGF Developments LLC (local custom homebuilder) - Controller - Scottsdale, AZ May 2003-April 2005

- Responsible and managed all financial accounting and tax functions including payroll and job costing for \$4M in annual revenue, 27-30 employees.
- Assisted project manager manage projects including developing, monitoring and updating project budgets

Department of Defense (Boeing Corporation) - Auditor - Mesa, AZ May 2002-May 2003

- Planned and performed audits of (Dept of Defense) contract proposals for amounts of \$600K-\$9M and financial capability (including financial statement analysis) audits of subcontractors
- Planned and performed interim progress billing audits for amounts of \$20K-\$1.3M
- Assisted on Internal Control/labor audits and provided contract assurance function for Defense contracts.
- Compiled and compared documents to records, ledgers and reports to support a conclusion issued in the final audit reports. Performed audit steps such as tests and examinations of contractor's accounting records
- Drafted routine financial pro-forma, reconciliation verification of direct labor, indirect labor and material costs and summaries necessary to support conclusions in the audit reports

EDUCATION:

Master of Real Estate Development (MRED) May 2007
Arizona State University (WP Carey Business School)

- Planned and performed due diligence, market research, site work, design and financial modeling & analysis, including cash flow and capital structuring for the following synthesis projects:
 - Proposed high density mix-use development of 2.4M SF over three phases on 15 acres in north central Phoenix owned by Barron Collier International
 - Proposed 52,000 SF Hispanic grocery-anchored retail center in west Phoenix
 - Proposed \$84M, 33-acre, 200 home residential development in south Phoenix. Site currently being developed by Engle Homes
- Teaching Assistant for undergraduate Urban Revitalization Course (taught by Ambika Adhikari, City of Phoenix Planner)
- MBA real estate finance courses at ASU WP Carey School of Business
- Exchange with MIT (Boston, MA) Master of Real Estate program

Master of Science in Business Administration-Accounting May 1999
University of Colorado-Boulder (Leeds Business School)

Bachelor of Science in Business Administration- Finance May 1999
University of Colorado-Boulder (Leeds Business School)

AWARDS/CERTIFICATES/AFFILIATIONS:

- Urban Land Institute (ULI)
 - Graduate Scholarship Recipient-August 2006
 - Young Leaders & Volunteer
- Lambda Alpha International Fellow (Academic Honor)
- Leadership role for Lambda Alpha International Student Association (LAISA) at ASU
- NAIOP associate member
- State of Arizona Real Estate Sales License
- CPA Certificate Arizona State Board No. 128885-E. California State Board No. 109603
- Member of AICPA
- Associate Member of Appraisal Institute – Fast Track to MAI (Completed Level 1 & 11)

COMPUTER SKILLS:

Microsoft Excel and Project, ORACLE Financials, ARGUS, GIS, CoStar, Circle Developer, Timberline, JD Edwards, Great Plains, Crystal Reports, AutoCAD (limited experience), Hanley Woods

REFERENCES: Available upon request