

# Eric Beckham

Real Estate Investment Specialist | Property Manager

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## PROFESSIONAL SUMMARY

Detail-oriented and results-driven professional with experience in loan processing, property management, and sales operations. Proven ability to analyze investment opportunities, manage complex transactions, and build strong relationships with investors, clients, and business partners. Skilled in deal underwriting, project management, negotiations, and operational process improvement. Known for strong problem-solving abilities, attention to detail, and the ability to manage multiple high-priority projects in fast-paced environments.

## AREAS OF EXPERTISE

- Real Estate Investment Analysis
- Loan Processing & Transaction Management
- Project & Operations Management
- Investor & Client Relationship Management
- Negotiation & Sales Strategy
- Process Improvement & Workflow Development
- Contract Management & Documentation
- Market Analysis & Lead Generation
- Budgeting & Forecasting
- MS Office, Google+, TurboTenant, Buildium, Nova

## PROFESSIONAL EXPERIENCE

**Investment Specialist** | Freedom Hawk Equity, Houston, TX | January 2019 - July 2019

*Lead the Dispositions department, networking with investors nationwide to get acquired properties sold.*

- Analyzed real estate investment opportunities to determine optimal exit strategies and maximize profitability.
- Marketed deals to investors via diverse channels and negotiated the sale agreements.
- Managed full transaction lifecycle from initial contact through closing, ensuring accurate documentation.
- Problem-solved any issues that arose with title, appraisal, funding, and closing.
- Cultivated and maintained relationships with investors and other industry professionals.

**Senior Loan Processor** | Tidal Loans, Houston, TX | March 2022 - December 2023

*Implemented new software and processes to increase efficiencies, closing over \$24 million in funded loans.*

- Managed the end-to-end loan workflow, guiding borrowers from initial quote through funding and closing.
- Coordinated with all stakeholders to ensure efficient and timely real estate transactions.
- Processed borrower documentation to ensure compliance with investor and underwriting requirements.
- Evaluated and approved scope-of-work and budget on each renovation or new construction loan.
- Managed dozens of active files simultaneously while maintaining accuracy and meeting strict deadlines.

**Property Manager** | Tidal Property Management, Houston, TX | July 2021 - March 2022

*Recruited to stabilize failing properties, manage stakeholder relationships, and expand the portfolio.*

- Oversaw management for a portfolio of 200+ units, including single-family and multifamily properties.
- Led project management for property make-ready processes, renovations, and full rehabilitation projects.
- Maintained relationships with property owners while managing agreements and operational expectations.
- Managed vendor relationships and coordinated service for property maintenance and improvements.
- Handled daily tenant relations including rent collection, maintenance coordination, and issue resolution.

## EDUCATION

**Bachelor of Science, Business Administration**, California Coast University