

# David W. Emmons

323 Beech Rd.  
Loveland, OH 45140

david.emmons@amangeo.com

Cell (513) 262-8434  
Office (513) 576-0026

---

## SUMMARY OF QUALIFICATIONS

Versatile and results-oriented real estate planning, maintenance, and management professional with more than 20 years of experience in property management and maintenance. Dedicated to customer service excellence, business expertise, and strategic planning for residential, multi-family, and commercial real estate. Committed to a collaborative approach in leadership with emphasis on team-oriented management with detailed management of personnel and physical resources. Proficient in office management. Core competencies include:

Budgets and Reporting  
Maintenance & Scheduling  
Microsoft Office/Excel/Word  
QuickBooks Accounting Software

Leasing  
Contract Negotiations  
Physical Facilities Supervision  
Property Analysis

Low Income Property Management  
IRS Reporting (State & Federal)  
Payroll Services  
HUD Serviced Properties

---

## PROFESSIONAL EXPERIENCE

### ***President/CEO, AMANGEO Investments, Inc. 2007- Present***

Management and developing real estate projects in Cincinnati and surrounding suburbs. Managed and directed construction of partnership ventures; assisted in the negotiation of purchases and leases; performed evaluations and due diligence studies; developed strategic relationships with brokers, agents, and industry professionals to help control client budgets, hard and soft costs, cash-flow projections, and project phasing.

### ***\*\*General Manager, Freedom Referral Group, LLC (Division of AMANGEO Investments, Inc.)***

Direct sales and lease management of single family, multi-family, and commercial properties throughout the Greater Cincinnati area. Clients include local owners and investors living across the nation.

- Agent for SEM VILLA II, Inc. – HUD based Retirement facility, Clermont Co. Ohio
- Agent for Apple Valley Condominium Association - Clermont Co. Ohio
- Agent for KVEST - Cincinnati real estate developer
- Agent for Meadowbrook Apartments - California based investor
- Owner/Agent for Royal Villa Apartments, LLC

### ***\*\*General Manager, D&E Management, LLC (Division of AMANGEO Investments, Inc.)***

Direct physical management of single family, multi-family, and commercial properties throughout the Greater Cincinnati area. Direct management of services including remodeling, maintenance, landscape, lawn care, and snow removal.

### ***\*\*General Manager, D&E Heating and Cooling, LLC (Division of AMANGEO Investments, Inc.)***

Direct management of all sales and services for HVAC systems. Facilitating a seamless source for property management needs. Commercial dealer for Bryant and Carrier products.

---

## OTHER EXPERIENCE

### **Principal Engineer, Liberty Mutual Insurance: 1997 - 2007**

Senior level technical support of large corporate computer systems. Leader of performance base matrix reporting and disaster recovery management teams.

---

## CREDENTIALS

Hondros College of Business, OH – Business Administration, in progress. Estimated completion 2015.

OHIO Real Estate License – Received sales license October 2013

University of Cincinnati, OH – Computer Science