

Michael Kachelski

(813) 545-3007
323 E. 132nd Ave
Tampa Fl 33612

Career objective: My goal is to obtain a position of part-time real estate appraiser apprentice.

Long term career goal: My long term career goal is to become an independent Certified General Appraiser.

Summary of my background: After a 15 year career in Accounting with MetLife, I transitioned to a career as a real estate investor. I own and manage 9 residential rental units in the Tampa Bay area. I have an active Real Estate salesperson license, which I primarily use in connection with my investment activities. I have successfully completed 2 out of the 4 appraiser apprentice required courses; Basic Appraisal Principles and Basic Appraisal Procedures. I will be able to complete the remaining two within a month (subject to class availability) once I find an appraiser interested in taking me on as an apprentice.

Real Estate experience:

- 12 years experience as a successful real estate investor and landlord.
- Created and currently manage two rental real estate holding companies (WestCoast Properties of Florida LLC and Atomek LLC).
- Experience in accounting and financial analysis of commercial real estate properties.
- Worked as a mortgage loan agent while working my way through graduate school.

Financial Analysis Experience:

- Experience in all aspects of derivatives analytics.
- Experience building and utilizing Excel models and proprietary financial modeling software for the purpose of calculating fair market values for a portfolio of derivatives and hedged assets/liabilities.
- Forecasting income and market value scenarios for a portfolio of derivatives under various economic conditions.
- Analysis and reconciliation of valuation/income projections to actual portfolio results.
- Regression analysis to assess and measure correlation between derivatives and hedged items for hedge accounting purposes (FASB 133 and applicable amendments.)

Project Management Experience:

- Extensive experience managing a team of MetLife associates and outside consultants.
- Experience managing multiple projects simultaneously.
- Experience in risk based cost/benefit analysis in the context of implementing and testing investment accounting systems.
- Experience in project planning, prioritizing projects, project execution and tracking.
- Experience developing automation strategies and process enhancements.
- Experience developing project plans.
- Experience training team members and operations associates on new software and processes.

Formal Education:

Master of Arts degree in Economics (emphasis: Econometrics) -- *Graduated June 1998.*

University of California, Santa Barbara.

Bachelor of Arts Degree in Economics from California State University, Northridge.-- Graduated May 1994.

Made Dean's list in 1992.

Employment History:

Self Employed Real Estate Investor and Realtor with Dennis Realty- Tampa Bay Area *Feb 15-present*

- Managing Member of WestCoast Properties of Fl LLC: Own and manage 3 single family homes along with long term partners.
- Managing Member of Atomek LLC: Own and manage two duplexes with a different set of partners than the LLC above.
- Own and manage a duplex in South Tampa. (100% owner).

MetLife—Tampa, FL.

Feb. 00 – Feb 15.

Manager Technical and Accounting Policy.

- Multiple roles at MetLife over a 15 year career in derivatives accounting, investment analysis and project management.
- Designed, executed and managed processes for hedge accounting assessment and measurement using regression analysis and other statistical methods.
- Performed valuation of derivatives, bonds, commercial real estate properties.
- Managed teams in both operational and project implementation environments.

Clarke American Check Printers-- Petaluma, CA. and Phoenix, AZ.

Nov. 98 - Dec. 99.

Plant Superintendent.

- Managed a check printing plant with 50 employees.
- Redesigned and implemented a production flow process based on new laser printing technology.
- Designed and prepared managerial and financial accounting reports, and used the data in making production decisions.
- Prepared cost estimates and budget analysis.

Pacific Partners Mortgage-- Woodland Hills, CA.

Jan 97. - June 97.

Paid internship.

- Generated new real estate loans.
- Participated in all aspects of the mortgage loan process.
- Performed market research.
- Organized sales and informational seminars on the subject of FHA and conventional mortgage financing.
- Customized software packages and trained agents in the use of templates.

Wells Fargo Bank-- Northridge, CA.

Nov. 95 - Aug. 96.

Personal Bank Officer.

- Generated new clients and solicited new accounts; generated new loans (home equity loans, auto loans, personal loans, credit lines) and investment dollars (C.D.s, Market rate accounts, Money Market Access accounts etc.)
- Maintained client relationships.
- Performed cash accounting duties for branch.

The Financial Coach-- Encino, CA.

Nov. 94 - Nov. 95.

Assistant Financial Planner.

- Performed public relations duties with regard to clients, professional organizations and the media.
- Wrote public relations articles.
- Performed rental management and accounting duties related to two apartment buildings.
- Solicited clients, scheduled appointments.
- Interviewed potential clients.
- Designed fliers and brochures. Organized flier campaigns for financial products.
- Performed statistical analysis of surveys.
- Maintained mutual fund, pension, and trust fund records.