

# Celeste Moreau

// Director of Asset Management

📍 Atlanta, GA    📞 (404) 555-0151    ✉ celeste.moreau@email.com    🌐 [linkedin.com/in/celestemoreau](https://www.linkedin.com/in/celestemoreau)

## > SUMMARY

Director of Asset Management with 13 years in commercial real estate, leading a team of 6 that oversees a \$2.2B office and industrial portfolio across the Southeast. Sets hold-sell portfolio strategy, drives budgeting and leasing decisions, and presents business plans to investors and the board.

## > SKILLS

• Asset Management • Commercial Real Estate • Financial Analysis • Budgeting • Capital Planning • Leasing  
• Dispositions • Portfolio Strategy • Leadership • Strategic Thinking

## > EXPERIENCE

### Director of Asset Management

01/2021 - Present

Peachtree Harbor Realty Trust

Atlanta, GA

*Private REIT with 48 office and industrial properties in 7 states.*

- Lead **6** asset managers and analysts responsible for 48 properties and 11.5M square feet.
- Run annual budgeting and capital planning for \$65M in spending, delivering 6% same-store NOI growth in 2025.
- Direct dispositions of 9 non-core assets for \$410M and recycle proceeds into Class A industrial.
- Present quarterly portfolio strategy to the board and 4 joint-venture partners.

### Senior Asset Manager

03/2017 - 12/2020

Magnolia Point Capital

Atlanta, GA

*Value-add office fund manager with 3 closed-end funds.*

- Managed 12 office assets totaling 3.1M square feet, raising occupancy from **78%** to 91%.
- Negotiated 140 leases with brokers and tenants, including a 220,000-square-foot headquarters renewal.
- Wrote hold-sell financial analysis for each asset that guided two fund liquidations.

### Asset Manager

06/2013 - 02/2017

Chattahoochee Property Partners

Atlanta, GA

*Regional owner of suburban office and retail centers.*

- Oversaw operating budgets for **15** properties run by third-party property managers.
- Cut operating expenses 8% by rebidding janitorial, security and utility contracts.
- Prepared monthly investor reports and variance explanations for 3 funds.

## > EDUCATION

### Master of Business Administration

05/2013

Emory University

Atlanta, GA

Real Estate

## > CERTIFICATES

### Certified Property Manager (CPM)

10/2016

Institute of Real Estate Management