

OBJECTIVE

I specialize in optimizing organizations' commercial real estate needs, helping them achieve their goals through expert guidance, resource synthesis, and efficient project management. By leveraging these services, organizations can maximize cost-effectiveness, minimize risks, and accelerate their real estate objectives with confidence.

PROFESSIONAL EXPERIENCE

Principal | Ryan Scott Real Estate Solutions

4/2023 - Present

- Provide real estate development ownership representation services that bridge the gap for project stakeholders
- Ownership representation services include: site selection, budgeting and cost management, design management, construction management, municipality coordination, and project closeout
- Ensure quality control through construction oversight covering the full scope of financial institution reporting requirements from construction start to project completion
- Development feasibility analysis evaluates the viability and potential success of a real estate development project
- Economic and financial analysis of a business or project to help organizations make informed decisions

Entrepreneur | The Ryan Hilbun Podcast

3/2023 - Present

- Problem solver, team player, effective communicator, and lifelong learner continually working towards improvements both personal and professional
- Passionate about entrepreneurship and sharing my experience and knowledge with others through various modalities.
- Create and provide content through conversations with interesting people who have valuable information to share related to personal development, professional development, and entrepreneurship

Project Manager - Development | StreetLights Residential

2/2021- 3/2023

- Managed numerous apartment developments worth approximately \$500MM through construction, lease up, and disposition
- Coordinated and communicated with all parties involved to include architects, lawyers, construction teams, service providers, equity partners, and senior leadership
- Managed the design process to ensure compliance/waiver/approval by city, state, and federal agencies, financing sustainability, and design standards
- Managed the construction bidding/pricing process for inclusion in the final project budget required for all closings
- Performed site assessments and underwriting of new opportunities, including rent/expense analysis highlighting development risk and analyzing potential solutions

Realtor | American Realty Brokers, Phoenix, AZ

9/2017- Present (license is kept active for personal use)

- Guide and assist sellers and buyers in marketing and purchasing property for the right price under the best terms
- Determine clients' needs and financial abilities to propose solutions that suit them
- Mediate negotiation process, consult clients on market conditions, prices, and ensure a fair and honest dealing
- Perform market analysis

OH-58D Kiowa Pilot | US Army, Ft. Riley, KS

3/2010 - 9/2017

- Led and set the conditions for the success of several Squadron and Brigade level positions to include Brigade Life Safety Officer and Brigade S3 Air.
- Pilot in Command of assigned aircraft under tactical and non-tactical conditions for military purposes
- Led the strategic planning and execution of missions, to include factors such as load, weight, fuel supply, route, threats to safety, and altitudes or schedules as necessary to safely accomplish missions
- Conducted pre/post-tactical mission briefings
- Performed aerial evasive maneuvers and executed emergency operating procedures for assigned aircraft
- Detected satisfactory and unsatisfactory aircraft system or flight performance

VOLUNTEER EXPERIENCE

Vice President | ASU MRED Alumni Board, Tempe, AZ

6/2022 - Present

- Perform functions delegated by the president.
- Perform the duties of the president when the president is unable to perform them.
- Provide support to other Board members as they perform their duties.
- Collaborate with Board members to increase MRED Alumni engagement.
- Assist in developing, implementing, monitoring, and assessing sound and compliant fundraising practices.
- Develop and maintain beneficial relationships with donors, sponsors, supporters, collaborators, allies, vendors, and other stakeholders.

President | Southwest Veterans Foundation, Phoenix, AZ

12/2018 - 12/31/2021

- Ensuring the organization's activities are compliant and in furtherance of its mission
- Leading, managing, and developing the organization's employees, volunteers, and organizational culture
- Developing, implementing, monitoring, and assessing sound and compliant fundraising practices
- Developing and maintaining beneficial relationships with donors, funders, supporters, collaborators, allies, vendors, and other stakeholders
- Ensuring effective external communications about the organization and its mission, priorities, importance, programs, and activities
- Leading the organization's planning processes

EDUCATION

Masters of Real Estate Development | Arizona State University

8/2019 - 5/2020

Arizona Real Estate Sales License | Arizona School of Real Estate

7/2017

B.A.S Aeronautical Management | Arizona State University

1/2003 - 12/2007

President of the Boxing club from 2003-2005

AA Aircraft Maintenance | St. Phillips College

8/2000 - 3/2002

Obtained FAA Airframe and Powerplant licenses

CERTIFICATIONS:

FAA Rotor Wing – Multi-engine / Commercial / Instrument

FAA Fixed Wing – Single engine land / Instrument

FAA Airframe & Powerplant

REFERENCES: Available upon request