

Resume of D. Todd Clarke

Businesses

Owner/Qualifying Broker, NM Apartment Advisors Inc. (2003-Today)
Owner/Consultant, Cantera Consultants & Advisors Inc. (2003-Today)
Co-Managing Member, Casitas Clarke LLC (apartment investments)
Broker at Grubb & Ellis |Lewinger Hamilton (1989-2003)
Property manager at Westwind Builders/Developers (1987-1989)
Certified Lifeguard – Tanoan Country Club / City of Albuquerque (1986-1989)
Owner Zephyr Communications & Services (1985-1990)

Professional Designations & Education

2nd Generation CCIM #5728 (Certified Commercial Investment Member)
4th Generation Commercial Realtor
Certified International Property Specialist (CIPs)
Licensed NM Real Estate Broker (#13711)
Attended University of NM on Sterling Scholarship (1987-1990)
Eldorado High School (1983-1987)
Dale Carnegie Sales Course Graduate
Fluent in Cobol, Fortran, Pascal, Basic, Logo and Assembly languages
Native New Mexican

Awards & Recognition

National Association of Realtors Global Ambassador to Czech Republic, Hungary, Poland and Slovak Republic (2022)
Top 1% of CREXI Platinum award winner – 2022 and 2023
Realtor Good neighbor award (GAAR) for efforts on behalf of the Ventana Fund (2020)
CARNM Founders Award (2019)
NM Mortgage Finance Authority’s Innovation award to Ventana Fund (2018)
Commercial Association of Realtors in NM President’s Award (2017)
Apartment Association of NM Industry Champion Award (2015)
CCIM NM Marketing Deal of the Year over \$1M (2014)
Realtors Association of NM – Peggy Comeau Leadership Award (2013)
RANM/NAR – Omega Tau Rho honoree (2012)
CCIM NM Marketing Deal of the Year (2012)
CCIM Institute - Instructor of the Year (2011)
IREM Academy of Authors (2011)
Published App in iTunes store
CCIM San Diego Chapter - CCIM Partner of the year (2007)
Top 10 Largest Commercial Real Estate Transaction (2007)
CCIM 102 Instructor of the Year (2005)
CCIM NM Marketing Deal of the Year (2004)
Top 25 Commercial Real Estate Firm (2004-2008, 2019-2022)
CCIM NM Marketing Deal of the Year (2003)
CCIM NM Marketing Deal of the Year (1998)
Commercial Realtor of the Year Award (1996)
1st class of NM Business Weekly’s “Top 40 under 40”

Instructor

CCIM Instructor since 1997
NM Real Estate Commission Approved Instructor
Certified Distance Education Instructor (ARRELO) #68309

Course Instructor for

CCIM 101 – Financial Analysis
CCIM 102 – Market Analysis
CCIM 103 – User Decision Analysis

CCIM 104 – Advanced Financial Analysis
CCIM Course Concepts Review Course
CCIM Introductory Course
CCIM Advanced Market Analysis / CCIM Advanced Acquisitions Strategies
CCIM Advanced Negotiations
Confessions of a Commercial Real Estate Consultant (author)
Understanding NM Property Tax system (co-author)
Perfecting your Presentations (co-author)
Paperless Office & High Tech Toolbox & Web Based Marketing (author)
Aggressive Accelerated Apartment Marketing (co-author)
Site to do Business
Ethical use of drones, technology and social networking (author)
A to Z of investment benchmarks (author)
CORE Course 2018
CORE Course 2017 (author)
I have taught over 4,000 students in 6 countries over a 20 year period

Speaker at

Adams State University - Board of Regents Strategic Retreat (2016)
Albuquerque Tech Fiesta (2014)
Apartment Association of NM Market outlook (2011-2018)
Association of College and University Housing Officers
Association of Commerce and Industry (NM)
Albuquerque Metropolitan Board of Realtors
CCIM Live!
CCIM national conventions
Catholic Consultors/Archdiocese of Santa Fe
Central European Real Estate Association Network in Lodz, Poland
Coldwell Banker National convention
Commercial Association of Realtors in NM
CREW NM
Federal Reserve Bank (Kansas)
Greater Albuquerque Association of Realtors
Housing Trust of Santa Fe Board
International Economic Development Council
MIPIM/LGPP/IREM Conference in Poland
New Mexico Municipal League (2018)
Kansai International Airport Rotary Chapter, Japan
Keynote speaker - San Antonio CCIM Chapter
MFA Housing Summit 2013 & 2014
Middle Rio Grande Council of Governments
NARPM (NM)
NM NAIOP Chapter
NM State Planning Conference
NMMFA Board
NM Highlands University (Las Vegas, NM)
NM Housing Summit (sponsored by MFA)
Paving Symposium (51st) - UNM
NAR national conventions (3)
Realtors Association of NM
RealComm 2005 Conference
Rio Rancho Roundtable (2016)
Risk Management Association
Santa Fe Association of Realtors

Toronto Real Estate Board (TREB)
Urban Land Institute (NM)
VAR State Association convention
Washington State Commercial Association

**Course Sponsors &
Venues**

Adams State University
Albuquerque Metropolitan Board of Realtors
Apartment Association of NM (IROs)
Appraisal Institutes Tax Panel (2004)
Arizona State University – Masters of Real Estate Development program
Association of College and University Housing Officers
Bank of American national headquarters
CCIM institute
CCIM national conventions
CCIM Partner meetings
Central European Real Estate Association Network in Lodz, Poland
Century 21 Realtors
City of Albuquerque City Council
City of Albuquerque MRA toolkit
Coldwell Banker Commercial Realtors
Commercial Association of Realtors in NM
COREfac
Denver University
Federal Reserve Bank
Greater Albuquerque Association of Realtors
Greater Nashville Association of Realtors
Greater Albuquerque Association of Realtors
Guangzhou Realtors Association
Institute of Real Estate Management
International Economic Development Council
Japan IREM chapter #110
Johnson County Community College (Kansas)
Kansai International Airport Rotary Chapter, Japan
Keynote speaker - San Antonio CCIM Chapter
Korean (South) CCIM Chapter
KW Commercial Albuquerque
LGPP/IREM Conference in Poland
Leiden Business Academy (Shanghai)
Lincoln Harris national headquarters
MIPIM (International)
Mount Royal College (Calgary)
Moscow, Russia, Ministry of Agriculture (and ice cream)
NAR national conventions
National Association of Property Managers (NM)
New Mexico Mortgage Finance Authority Board Retreat
New Mexico Mortgage Finance Authority Housing Summit (multiple years)
New Mexico Real Estate Commission
NM Chinese Summit (2017)
NM IREM Chapter
NM NAIOP Chapter
NM State Planners Association
Polish Real Estate Federation

Realtors Association of NM
Real Share Conference on Technology in Commercial Real Estate (Anaheim)
Real Estate Institute of Las Cruces
RealComm Conference (2005)
Risk Management Association
Russian Guild of Real Estate
Sacramento Association of Realtors
Santa Fe Association of Realtors
Santa Fe City Council
Santa Fe Multifamily Housing Conference (2017)
SIGGRAPH – Santa Fe, NM
San Diego State University – Joan Kroc Institute for Peace & Justice
Taiwan CCIM Chapter (CCR)
The Jacksonville Association of Realtors
Tong Ji University of Shanghai
ULI NM – 2020 Zoom panel on impact of the Corona Virus
University of International Business and Economic in Beijing
University of Southern California
Urban Land Institute Emerging Trends in NM for (2011-2021)
US Agency for International Development
Village of Los Ranchos trustee / board
Virginia Association of Realtors state convention (2011)

Volunteer Assignments

Ventana Fund, Chairman of the Board (2014-2024)
President and Founder CASA NM Political Action Committee (2022-2023)
NMAR Global Alliance Committee Chair (2024)
NMAR legislative committee (2023-2024)
Board Member 6th/Granite Lofts HOA (2022-2024)
President and Board member, Gold Avenue Lofts (2023)
CCIM Curriculum Subcommittee Chair (104) – (2023)
NAR Global Ambassador to Czech Republic, Hungary, Poland and Slovak Republic (2022)
NMAR Global Alliance (2023)
NMAR Tech Chair (2023)
Anasazi HOA Board Member (2022-2023)
CARNM Ombudsperson (2022)
CCIM Faculty Subcommittee (2022-2023)
Urban Land Institute – NM Programs Co-Chair (2023)
Urban Land Institute – NM Programs Chair (2016-2022)
Urban Land Institute – NM – Urban Plan Facilitator
CCIM Instructor training cofacilitator (2020-2021)
NMAR By-Laws committee (2020-2022)
RANM Presidential International Advisory Group Chair (2018)
Chairman, Albuquerque Housing Authority (2017-2018)
Bylaws committee NM Council of Exchangers (2019)
AANM Governing Affairs Committee (2018-2020)
Ventana Fund Executive Director (2018-2023)
AANM Ad-Hoc Rental Survey Committee Chair (2018)
Auctioneer, St. Mary's Pastabilities Dinner (2018)
Realtors Association of NM (RANM) District Vice President (2017-2018)
Board Member, Realtors Association of NM (2017-2018)
Board Member, Commercial Association of Realtors (2017-2018)
Chairman, Co-Founder and executive director of the Ventana Fund (2014-2018)
Co-Coordinator, RANM, CARNM and GAAR – NM & China Summit (2017)
Co-Coordinator, ABQ Rapid Transit and Housing tour (2017)
Auctioneer, Archbishop's Promise for Future dinner (2017)
Facilitator ULI Rio Rancho Unser Gateway (2016)
Author NM Real Estate Commission CORE Corse (2015-2016)
Author NM Real Estate Commission CORE Elective Corse (2017)
Program Chair, Urban Land Institute NM Chapter (2014-2016)
Facilitator ULI / City of ABQ Integrated Development Ordinance – tested new zoning
Board member, Faith & Justice (2015-2016) (Senior housing)
Ad-hoc Committee of Immaculate Conception Church for St. Mary's rest home (2014)
Vice Chair, Albuquerque Housing Authority Board of Commissioners (2015-2016)
RANM Building Presidential Advisory Group (2015-2016)
Auctioneer for St. Mary's "Pastabilities" Dinner (2014 & 2015)
CCIM co-chair, CCIM International task Force (2013-2014)
Chairman of the board Downtown Action Team (2014)
CCIM Curriculum Subcommittee as Technology Focus (2014)
Vice Chair CCIM Marketing Committee as Vice Chair (2014)
RANM Technology Presidential Advisory Group (2013-2014)
Commissioner, Albuquerque Housing Authority (2013-2017)
CCIM Board of Directors (2011-2014)
Course Chair CCIM intro (2013)
CCIM Technology Curriculum committee member (2013)
Chair ULI Rapid Bus Transit (ART/BRT) development focus groups at MRCOG (2013)
Chair –Bylaws rewrite committee for Downtown Action Team (2012)

Master of Ceremonies/Auctioneer for St. Mary's "Pastabilities" Dinner (2008-2012)
 Board Member Urban Land Institute of NM (2012-2023)
 Board Member Apartment Association of NM (2012-2014)
 Co-Chair – Bylaws rewrite committee for NM Apartment Association (2012)
 CCIM National – Strategic Planning Committee (2011-2012)
 CCIM National – CIRE Journal editorial review committee (2011-2012)
 Vice Chair, Downtown Action Team Board of Directors (2011-2013)
 Review Board, Commercial Investment Real Estate magazine (2012-2014)
 Vice Chair – CCIM Course Chairs (2011-2012)
 CCIM National - Body of Knowledge –Chair (2011)
 Volunteer, Albuquerque Heading home, homeless survey (2011)
 Co-Chair Apartment Association of NM – Governing Affairs Committee (2011-2012)
 Committee member for Metropolitan Homelessness Project (2010-2011)
 Elected Delegate for Ward 11 in Albuquerque to Republican state convention (2010)
 Apartment Association of NM – Governing Affairs Committee (2010-2011)
 St. Mary's Home Room Mom (2009-2010 & 2015-2016)
 Board Member, St. Mary's school Advisory Council (2006-2010)
 President, St. Mary's school Advisory Council (2007-2008)
 CCIM National - Body of Knowledge – Vice Chair (2010)
 AYSO Referee (2008)
 CCIM National - Body of Knowledge Committee (2005-2008)
 Founder 770 KKOB Real Estate Drivetime Radio update (2005-2008)
 Science Fair Judge, Inez Elementary school (2005-2011)
 Albuquerque Civic Trust (2006-2008) - Chair
 Science Fair Judge, St. Mary's School (2009-2016)
 RANM International Presidential Advisory Group (2006)
 Board member, NM CCIM Chapter (1993-1997, 1999-2005)
 Fannie Mae Advisory Committee, NM Partnership office (2000-2005)
 CCIM National - Elected CCIM Councilor (2000-2003)
 CCIM National - International Operating Committee - Member at Large (2002-2003)
 President, Encino Development & Management (non-profit senior housing) (2001-2002)
 CCIM National - 102 Course Chair (2001-2002)
 CCIM National - 102 Course Rewrite committee (2001)
 CCIM National - ITA Committee Chair (2001-2002)
 CCIM National - CCIM Technology Chair (2001-2002)
 Board Member - Encino Development & Management (2000-2003)
 CCIM National - Professional Steering Committee - Member at Large (2000-2001)
 CCIM National - CCIM-STDB Oversight Committee (2000)
 CCIM National – CCIM Ambassador to Poland (1998-2001)
 Member AMBR Leadership Class (2000)
 President neighborhood coalition, City Council District 5 (2000)
 Mayor's appointee to City of Albuquerque Infill Task Force, vice chair (2000)
 President, Pueblo Alto Neighborhood Association (1999-2000)
 CCIM National - CCIM Pro-Society Committee Member (1999-2000)
 CCIM National - CCIM Technology Vice-Chair (1999-2000)
 CCIM National - CCIM Legislative Affairs Committee Member (1999-2000)
 CCIM National - Education Marketing (1998-1999)
 President, NM CCIM Chapter #10 (1996)
 AMAFCA Bond Committee Board Member (1996)
 Director, Realtors Association of NM (1996)
 Founder & first President Commercial Association of Realtors (CARNM) in NM 1995-1996
 Board Member Coalition for Quality Growth (1995-1996)
 Board Member Leasing Information Network (1993-1994)

Expert Witness & Testimony

Co-Founder, Amiga Users Group of NM (1986)
Albuquerque City Council
Albuquerque Housing & Neighborhood Economic Development Fund (UDAG)
NM District Court
NM Mortgage Finance Authority
City of Albuquerque Zoning Hearing & Design Review Board
City of Albuquerque Development Commission
City of Albuquerque City Council
City of Albuquerque Council Finance Committee
Bernalillo County Commission
State of NM Tax Protest Board
State of NM Department of Transportation Condemnation proceedings
Governor's finance board (NM)
Rio Rancho City Council
Las Cruces City Council

Current membership

Member Urban Land Institute
Member CCIM institute
Member Lambda Alpha Institute of Land Economics
Member National Association of Realtors
Member National Low Income Housing Coalition
Member NM CCIM Chapter
Member Apartment Association of NM
Member Greater Albuquerque Association of Realtors
Member Santa Fe Association of Realtors
Member Las Cruces Association of Realtors
Member NM Council of Exchangers
Member Otero County Association of Realtors
Member Commercial Association of Realtors in NM
Member Realtors Association of NM
NM Rotary Club of Albuquerque

Professional Experience

NM Real Estate Broker's License #13711 since 1996
NM Real Estate Salesperson's License #28636 since 1989
NM Appraisal License 1992-1993

Participated in the marketing and/or sale of 16,312 apartment units, in some 846 transactions totaling \$741,158,747. Participated in the protesting of property tax values in excess of \$2.5B in 1,000+ cases winning 97% of the cases with an average reduction of 24%. Coordinated Auctions RTC/FDIC and local banks in the late 1980s/early 1990s with a portfolio of hundreds of properties.

Owner and manager of private real estate portfolio since 1990.

Partner in a small investment group that owns apartment investments.

Recent Consulting Assignments

NMREC – Bootcamp for new instructors coordinator/consultant/instructor (2016, 2017, 2020)
Consulting – City of Santa Fe Housing Summit (2017) – trade area demand for new housing
Author NMREC CORE Course (2016) (required by all NM licensees)
Consulting – Brown apartment site for the City of Albuquerque
Consulting – Inca apartment analysis for the City of Albuquerque
Consulting – hired by the NM Real Estate Commission to create a bootcamp for new CORE Course instructors (2016)

Consulting – hired by NM Real Estate Commission to review E&O Claims, Mandatory Course, survey 8,667 licensees and make recommendations for new course curriculum
 Expert Witness – Property tax protest case - \$39M golf resort community in Quay County
 Market Study – Uptown Transit Center (200+ units)
 Expert Witness – commercial real estate case involving multiple transactions including ABQ’s first skyscraper
 Market Study – Rio Rancho apartments near new downtown city center (200+ units)
 Market Study – Rio Rancho apartments near Highway 528/Highway 550 (100+ units)
 Market Study – Casa Grande site, Albuquerque, NM
 Housing Needs Assessment – Rail yard facility, South Broadway/Barelas Neighborhoods.
 Market Study – Mariposa Master Planned Community Apartment site, Rio Rancho NM
 Developed & implemented marketing strategy for Village at Four Hills-120 unit community (property increased occupancy from 60% to 84% in 120 days)
 Market Study – Broadstone Andalucía Luxury Apartments Coors/Montano, Albuquerque NM
 Market Study – San Pedro/Alameda Luxury Apartment site, Albuquerque NM
 Market Study – El Vado Motel - Route 66, Albuquerque NM
 Coauthored – Understanding NM’s property tax system – 400 page textbook and course
 Market Study - Renovation of Old Albuquerque High School, Albuquerque NM
 Market Study - Luxury Housing, Montano/Coors, Albuquerque, NM
 Highest and Best Use Analysis –city block in downtown Albuquerque
 Expert Witness – Eminent Domain case for freeway off ramp at San Mateo Blvd. & Interstate 40, Albuquerque, NM
 Master Plan & Highest Best Use Analysis – 1,000 acres, Tulsa, OK
 Market Study & Highest Best Use Analysis – ABQ Uptown Phase III
 Market Study - Retail/Office site across from IKEA in Agave Business Park, Tempe, AZ
 Market Study - Housing needs for Hobbs, NM
 Market Study - Office Condos, Plaza Maya, downtown Albuquerque
 Market Study - Apartment site Tempe, AZ
 Market Study - Housing assessment for Angel Fire, NM
 Market Study - Downtown Restaurants, Albuquerque, NM
 Market Study - APS/Education GAP analysis for Longford Homes, Albuquerque, NM
 Market Study - Two square blocks downtown for 975 condo/apartment units, Tampa, FL
 Market Study - Focus Groups – Sawmill Lofts / LIHTC Albuquerque, NM
 Market Study - Downtown Apartment Site (Hyder) , Albuquerque, NM
 Market Study - Downtown Apartment Site (Silver Court) , Albuquerque, NM
 Market Study - Work Force Housing/SRO, Albuquerque, NM
 Market Study -Luxury Housing, Montano Plaza, Albuquerque, NM
 Market Study - MR plan Near Heights – City of Albuquerque, NM
 Condo Analysis - Cherry Creek Apartments, Denver, CO
 Market Study - ABQ Uptown Apartments (Phase II) Albuquerque, NM
 Condo Analysis - Kaiser Building, downtown Oakland, CA
 Market Study - De Anza Historic Hotel, Albuquerque, NM
 Market Study - LIHTC – Villa de San Felipe apartments Albuquerque, NM
 Market Study - Downtown Action Team, Albuquerque, NM
 Market Study - Retirement apartments, Albuquerque, NM
 Market Study - Intel Site Apartments, Rio Rancho, NM
 Focus Groups - NextGen Artisan Cluster, New Mexico
 Market Study - North Fourth Street Corridor, Albuquerque, NM
 Market Study - Louisiana Apartments/LIHTC for Lovelace, Albuquerque, NM
 Market Study - Apartments, Dallas, TX
 Leasehold Analysis - Towne Park HOA, Albuquerque, NM
 Analyzed/Developed system and programming for Towne Park HOA Water submetering and bill back program

Created Forecasting Tools and course for Colliers International
Market Study – Arrowhead LIHTC Apartments for AMREP, Rio Rancho, NM
Financial Analysis – City of Albuquerque Multifamily Refinance/Acquisition
Co-Authored CCIM 102 Market Analysis Course
Hand Coded first Multiple List Service and CDROM for CARNM
Market Study –Townhouse market for AMREP, Rio Rancho, NM

Published Articles

Technology journalist for the IREM institutes Magazine, *Journal of Property Management* (2009-2013)
Review of Aerotropolis – city of the future – CCIM Magazine – September/October 2011
The Benefits of a Paperless Office – Commercial Real Estate Journal – March 2008
Capital Markets Credit Crunch – NM Business Weekly – January 2008
Technology Blog in commercial real estate: www.canteraconsultants.com/tech
Confessions of a Commercial Real Estate Consultant Blog: www.toddclarke.com

Clients

Private Investors
Pension Fund Advisors
Regional Developers
Local Developers
REITs
Non-Profit Corporations
Tenant in Common (TICs)
City Governments
Bankruptcy Trustees
NM Bankruptcy Court
NM Real Estate Commission
California Probate Court
Home Owners Associations
Trade Associations
Fannie Mae
RTC
FDIC
NM Banks
NM Savings & Loans

Coursework

Completed all course work for CCIM education and awarded designation 1995 (#5728)
Completed all course work for Certified Investment Property Specialist (CIPS) designation