

CHARLES A. RUTLEDGE, JR.
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NEW ORLEANS, LOUISIANA 70115
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EDUCATION

SOUTHERN METHODIST UNIVERSITY Dallas, Texas
Master of Business Administration, August 1988
Frank N. McNeny Award (Highest GPA, Real Estate Curriculum)

UNIVERSITY OF TEXAS AT ARLINGTON Arlington, Texas
Studies in Architecture, 1986

VANDERBILT UNIVERSITY Nashville, Tennessee
Bachelor of Arts, English
Bachelor of Business Administration, December 1981

EXPERIENCE

SELF-EMPLOYED New Orleans, Louisiana
(2003 – Present)

Real Estate Development – Originate and Manage real estate development projects for own account as well as provide contract development management services with responsibility for project finance, design and construction.
Project size up to \$60,000,000.

Construction Management – Provide construction management services for third party owners.

HRI Properties New Orleans, Louisiana
(1988 – 2002)

Member, Board of Directors.

Senior Vice-President, Development (1999 - 2002)

Overall development responsibility for project finance, design, and construction of multiple major inner-city historic building conversions into multi-family residential buildings and/or hotels.
Manage staff of three development project managers.
Project size up to \$70,000,000.

President, HCI Construction and Design (1996 -1999)

Design Build Contractor

Overall responsibility for management of HRI's design build construction affiliate.
Brought architecture in-house, growing annual design revenues from zero to \$3,250,000 and architectural staff from 0 to 25 in three years. Grew annual construction revenue in same period from \$1,330,000 to \$29,500,000.

Senior Project Manager (1992 - 1995)

Responsible for closing the financing and managing the design and construction of historic building conversions into multi-family residential buildings and hotels.
Project size up to \$23,000,000.

Project Manager/Financial Analyst (1988 - 1992)

Responsible for securing debt and equity, closing the financing and preparing financial projections for multiple projects.
Project size up to \$7,000,000.

HALL CONSTRUCTION COMPANY Austin, Texas (1982 - 1985)

Project Manager

Managed Residential Renovation Projects

REFERENCES:

Ted Berger – Joan Mitchell Foundation
Marcel Wisznia – Wisznia Development
Pres Kabacoff, Tom Leonhard – HRI Properties