

Ann Shuk

Property Management, Sales and Closing Director, HR Director

ann@nledevelopment.com

Summary

During my position as a TA for my Business Communications class at Carlson School of Management, I gained valuable practice being in a leadership role. Immediately out of college, I have successfully transitioned from that experience into my current position at a Property Management and Development company.

I excel at the daily aspects of the job such as working with buyers and renters to find them the perfect home within our ever-growing portfolio; at the same time, I enjoy being part of the executive team, tasked with making large picture decisions regarding financials, property renovations and developments, and sales negotiations.

I have seen Milwaukee grow substantially during my 14 years with this company and look forward to continuing to contribute to that growth with our new developments. Each new project brings something completely new to the Milwaukee market.

While not working, I take advantage of living downtown and explore all the new restaurants that pop up in downtown, Walker's Point and Bay View, spend time by the lakefront during the warm months and enjoy all the festivals and cultural events that take place each year.

Experience

Property Manager at New Land Enterprises

2013 - Present

In this position, I have been in charge of our portfolio of 400+ vintage apartments on the East Side as well as assisting with lease up efforts for new construction apartment developments such as one of our newest developments located in Walker's Point, Trio Apartments.

This position requires managing staff, including leasing agents and assistant property managers, as well as working in tandem with the maintenance department.

Direct communication and project management with the Partners of the company on new projects, conversions and developments is essential.

This role requires a commitment to exceptional customer service and a focus on maintaining positive resident relations while keeping vacancy low, the properties profitable and hitting all financial goals.

HR Director at New Land Enterprises

2013 - Present

I oversee all the HR functions of the company, including interviewing candidates and hiring new staff, staff reviews and salary negotiations, handbook and company conduct regulations, company events and team building events, disciplinary processes and payroll duties.

Condominium Sales and Closing Manager at New Land Enterprises

2004 - Present

In this position, I handle the sales and closings of New Land Enterprises's numerous new construction condominium developments. Some developments require presale efforts so sales are conducted off floorplans or out of comparable developments. Extensive knowledge of new development construction and comparable developments in the city, as well as creativity, is essential to help buyers envision the soon-to-be developed units and make a commitment to purchase.

I oversee the entire process, including the initial offer to purchase negotiations, finish selections and closing.

Undergraduate Teaching Assistant

2003 - 2004 (2 years)

During my time at the Carlson School of Management, where I earned my BA degree in Business Administration, I worked as a Teaching Assistant for a Business Writing class.

This position required effective management skills, as well as a vast understanding and appreciation for proper written and verbal communication skills.

This leadership role prepared me for the challenges of managing staff, as well as effectively working with New Land's condo buyers, prospective renters and current residents, vendors and contractors.

Education

University of Minnesota - Carlson School of Management

Bachelor of Business Administration (BBA), Business, Management, Marketing, and Related Support Services,, 2001 - 2004

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Contact Ann on LinkedIn



March 22, 2018

Dear KK BID,

Please accept this as my statement of interest to participate on the KK BID.

During my 14 years with New Land Enterprises, LLP, a Property Management and Development company, which has been instrumental in Milwaukee's changing landscape, I have been given a front row seat to property development, community engagement and neighborhood improvement projects.

One of our current projects is a mixed-use development at the former Hamburger Mary's site on KK. We are excited about this new venture and the opportunity to be in the dynamic Bay View neighborhood, joining a number of other new multifamily developments.

Participating on the KK BID would allow me to be actively involved in and to support the Bay View community, as well as encourage business growth and new developments.

Thank you for your consideration.

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