

# KYLE GOSSETT

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## PROFILE

Seasoned commercial real estate professional with over 10 years of expertise in multifamily investment, asset management, and brokerage. Specializes in financial modeling, performance optimization, and crafting professional investment memoranda. Recognized for a methodical, data-driven approach with significant experience in private equity multifamily investments, focusing on comprehensive analysis and process improvement. As the Owner of KG Analytics, LLC, I offer specialized insights to multifamily real estate investors and brokers.

## EXPERIENCE

### **KG Analytics**

*Remote (Nov 2022 – Present)*

Founder, Consultant

- Founded KG Analytics, LLC as a strategic consulting venture, delivering investment analysis and performance optimization solutions for multifamily real estate investors, brokers, and private equity firms. Operated as a side venture with full commitment to client excellence, while remaining flexible for potential full-time opportunities.
- Supported client investment objectives by providing comprehensive market research, precision analysis, and detailed financial reports, leading to informed decision-making and optimized returns.
- Engaged by Denver's leading locally-owned commercial real estate brokerage to streamline and consolidate underwriting models; collaborated with a third-party software company to integrate the new model into their online platform, resulting in faster, more accurate analyses and improved workflow integration.

### **Knightbridge Capital**

*Denver (Dec 2022 – Aug 2024)*

Senior Financial Analyst

- As the first hire, played a pivotal role in designing and implementing company-wide templates and processes, significantly improving project efficiency. Managed an internship program, guiding the development of multiple interns, with one transitioning into a full-time analyst role.
- Conducted financial analysis on \$5 billion in assets across multifamily, retail, office, and industrial sectors, leading to the successful acquisition of off-market assets, including one apartment complex, one industrial property, and three premier office assets with a combined market value of \$50 million.
- Created investor and lender memoranda, customized joint venture waterfall structures, and prepared weekly investment committee reports, reinforcing stakeholder engagement and giving the company a competitive edge by delivering timely market insights.
- Led asset management for renovating and stabilizing new acquisitions, surpassing underwriting projections and driving growth in portfolio value while strengthening investor confidence.
- Developed and maintained performance dashboards, quarterly investor updates, and company newsletters, delivering valuable insights and streamlining core Asset Management and Investor Relations processes.

### **VareCo (Value Add Real Estate Company)**

*Denver (Oct 2021 – Oct 2022)*

Senior Financial Analyst

- Designed a comprehensive and flexible waterfall model template with advanced functionalities for joint venture structuring, diverse financing options, and customizable input assumptions for multifamily underwriting. This model offered precise control, enabling both quick assessments and detailed analyses for deeper deal evaluation.
- Conducted financial analysis on multifamily projects with a total market value exceeding \$1 billion. Managed transactional oversight across 15 deals, increasing the portfolio from approximately 800 to 1,300 units, with total closing volume exceeding \$140 million.
- Collaborated with property management, construction management, investor relations, and accounting teams within a vertically integrated company to successfully drive company-wide initiatives. Oversaw multifamily real estate projects from acquisition to disposition, working with teams to achieve strategic objectives and maximize portfolio value.

**Broker Experience**

*Various Locations (Feb 2016 – Oct 2021)*

Licensed Salesperson

- Successfully represented 23 multifamily clients in transactions exceeding \$110 million, consistently achieving favorable terms and maximizing value in competitive markets.  
**Pinnacle Real Estate Advisors** *Denver (Apr 2021 – Oct 2021)*  
**United Multi Family** *New York City/Boston/Denver (Dec 2017 – Apr 2021)*  
**Keller Williams** *New York City (Feb 2016 – Dec 2017)*

**Diamonds International**

*New York City (May 2014 – Dec 2017)*

Real Estate Portfolio Manager

- Managed a \$100+ million private real estate portfolio for the owner of an international luxury retail company, transitioning to an in-house, software-based platform that streamlined operations and significantly reduced costs by eliminating third-party management.
- Successfully stabilized a distressed 180-unit multifamily building, quickly increasing occupancy from 74% to 90% through strategic renovations, precise budgeting, vendor negotiations, and a successful property tax appeal, followed by the execution of a 1031 exchange.
- Secured zoning approval for a 346-unit mixed-use development and supported the buildout of a high-end steakhouse at 845 United Nations Plaza.

**EDUCATION****NYU School of Professional Studies**

*New York City, NY (2015-2016)*

Career Advancement: Real Estate Finance & Investment

**University of South Carolina**

*Columbia, South Carolina (2010-2014)*

Bachelor's Degree: Hotel, Restaurant, & Tourism Management

**TECHNICAL PROFICIENCIES**

- Excel/Macros, Argus, CoStar, Yardi, Macabacus, EOS/Ninety.io, Appfolio, Canva, ChatGPT (Developed a custom GPT for 'commercial real estate,' ranked second in searches with over 1,000 users and a 4.4-star rating).

**PERSONAL INTERESTS**

Live music, travel, yoga, snowboarding, guitar, and golf