

Louie Schuler

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Candidate Overview

Analytical and detail-oriented real estate and operations professional with experience across multifamily portfolio management, accounting and revenue analysis, process improvement, and cross-functional coordination. Strong foundation in financial reporting, rent roll auditing, and operational execution with a track record of improving cash flow visibility and performance. Adaptable, fast-learning professional with experience in real estate, healthcare revenue operations, compliance, and consulting-style research environments.

Relevant Work Experience

Portfolio Manager / Accounts Receivable - Multifamily Operations

Los Angeles, CA

Howard Management Group

April 2025 - Current

- Manage 201-unit multifamily portfolio while optimizing financial performance and rent rolls, improving owner & tenant relations, and providing owner reporting.
- Lead A/R operations for 1,500+ units, reducing delinquencies from \$500K → \$400K, including recovery of \$50K in Section 8 payments.
- Increased portfolio receivables by \$5K-10K monthly through strategic rent roll audits, lease abstraction, rent comp studies, recurring charge analysis, and financial discrepancy resolution.
- Coordinated vendor bids, repair scopes, and maintenance + turnover recommendations to ownership based on cost evaluation and property needs.

HR & Compliance Specialist (Temp)

Encino, CA

National Ready Mixed Concrete

Feb 2024 - June 2024

- Coordinated cross-functionally to resolve months of backlogged documentation, bringing multiple construction projects into compliance, preventing legal penalties, and restoring client relationships.
- Designed and implemented an SOP to streamline client access to federally required documentation across 11 internal locations, reducing delays and increasing efficiency.

Visiting Associate (Intern)

ShenZhen, China

Boston Consulting Group

May 2023 - June 2023

- Conducted market research and supported creation of 50+ data briefs on consumer and fintech trends.
- Built Excel and Tableau dashboards to support senior consultant presentations and decision-making.

Accounts Receivable Specialist

Roseville, CA

Zeam Medical Group

May 2020 - Nov 2021

- Analyzed 2,000+ accounts, improving aging performance and identifying \$20K–\$50K in monthly recoverable revenue through auditing, appeals, and process-improvements
- Built Excel-based categorization and tracking system to streamline reporting and follow-up workflows.
- Collaborated with billing teams and providers to correct documentation and improve financial accuracy.

Education & Merits

Bachelor's Degree in Business Management

Los Angeles, CA

Loyola Marymount University, College of Business Administration

December, 2023

- Arrupe Academic Scholarship Recipient, Dean's List, GPA: 3.4
- Microsoft Excel Certified Specialist, California Real Estate License (salesperson) Candidate, International Baccalaureate Diploma, California Seal of Biliteracy (Mandarin)

Skills

Excel (advanced) • AppFolio • Tableau • QuickBooks • JDE • LCPTracker • Rent Roll Review • Market Research
Lease Abstraction • Financial Reporting • A/R Analysis • Cash Flow Optimization • Due Diligence Support