
Gregory M. Amsden
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Results ▪ Reliability ▪ Integrity ▪ Personable

Key Competencies

- ❖ Comprehensive success in real estate sales and development
- ❖ Collaborative negotiator and consensus builder
- ❖ Skillful architect of legal and financial structure
- ❖ Creative consultant for Homeowner Association matters
- ❖ Confident, upbeat personality quickly establishes client relationships

Professional Experience and Accomplishments

Present - 2016	Highland at Lake Keowee HOA Waterford Pointe Harbor HOA	Pickens, SC Seneca, SC	Compliance Manager Compliance Manager
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Architectural review, compliance enforcement, general CCR guidance. Interface or buffer between HOA Boards and owners/builders.

Present - 2014	Keowee Pines Real Estate, LLC	Seneca, SC	Owner/Broker
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Managing broker for real estate company marketing and selling properties on and around Lake Keowee and Clemson.

2014 - 2012	Keowee Mountain Real Estate	Pickens, SC	Director of Sales
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Managing broker for 760-acre gated residential community adjacent to Lake Keowee in the Upstate region of South Carolina. Implemented 3-stage program to increase property values and to reintroduce development to local brokers which resulted in the sale of 38 bank-owned lots and reduced resale/new home inventory by 90%. Developer retiring and selling development in bulk sale.

2012 - 2008	Keowee Pines Real Estate, Inc.	Seneca, SC	President
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Managing broker for real estate company strategically targeting lakefront homes. Quickly developed relationship with banks on REO and distressed properties with 75% success ratio on sale of waterfront home listings in depressed real estate market.

2008 - 1996	AMS Development, Inc.	Vail, CO	President
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Principal in development company that directed site selection and product types, raised private venture capital, structured financing, established investment entities and supervised operating teams from due diligence through completion and sale. Produced lucrative returns for private investors with a diverse portfolio of single-family and multi-family products in gated golf communities and infill development sites. Achieved pre-completion sales in 77% of residential projects, creating value through innovative designs and high caliber finishes in smaller, lower price-point products. Negotiated land purchases, developer improvement agreements, utility relocates/easements, installed new roadways (county, municipal and private) and storm water facilities.

Education

BS in Business Administration, finance and real estate majors - University of Colorado, Leeds School of Business

Professional Development/Licenses:

Licensed Real Estate Broker - 40 years, South Carolina (active) and Colorado (inactive)

Vail Planning and Environmental Commission (7 years)

Vail Board of Realtors Ethics Committee Chairman (3 years)

AMS DEVELOPMENT, INC.

Real Estate Development

Vail, Colorado

12 years

Acted as Project Manager involved in the formation of development entities, site selection, due diligence, financial analysis, land acquisition, construction financing, investor relations, and the selection of architects, engineers, general contractors and real estate marketing personnel.

<u>Year</u>	<u>Address or Legal</u>	<u>Location</u>	<u>Description</u>
1995	Innsbruck Meadows	West Vail	14 SFR, 5 Employee Housing Units
1997	3846 Lupine Drive	East Vail	SFR
	41 Stag Gulch Court	Cordillera	SFR - Golf Course
	2702 Larkspur Court	West Vail	SFR
1998	25 Stag Gulch Court	Cordillera	SFR - Golf Course
	283 Elk Spring Trail	Cordillera	SFR
	1931 Paintbrush Drive	Mountain Star	SFR - next to USFS
	56 Riverbend Court	Arrowhead	DUP - Eagle River
1999	Tall Pines Subdivision	West Vail	2 DUP Lots
	Bldg. 19, Timber Falls	East Vail	6 Condominiums on Gore Creek
2000	5166 Black Gore Drive	East Vail	DUP - Gore Creek
	2139 Chamonix Lane	West Vail	DUP
2003	2388 Garmisch Drive	West Vail	DUP
	3038 Wildridge Road	Wildridge	Triplex
2004	2199 St. Moritz Way	West Vail	DUP
	Las Vistas #33-#35	Singletree	Triplex - Golf Course
2005	591 Eagle Drive	Eagle-Vail	DUP
	2510 Old Trail Road	Wildridge	3 SFR Lots
	Las Vistas #25-#27, #32	Singletree	4 SFR - Golf Course
2006	Las Vistas #28-#31	Singletree	2 DUP - next to USFS
	Hunt Ranch	Carbondale, CO.	92 SFR Lots - 561-acre cattle/hay ranch
2007	4852 Meadow Lane	East Vail	DUP
	4856 Meadow Lane	East Vail	SFR



3846 Lupine Drive (SFR)



25 Stag Gulch Court (SFR)



2339-B Chamonix Lane (duplex)



56 Riverbend Court (duplex)



5166 Black Gore Drive (duplex)



283 Elk Spring Trail (SFR)



58 Riverbend Court (duplex)



2339-A Chamonix Lane (duplex)



2702 Larkspur Court (SFR)



Innsbruck Meadows #6 (14 SFR's)



1931 Paintbrush (SFR)



Building 19, Timber Falls (6 condos)



56 Riverbend Drive (duplex)



25 Stag Gulch Court (SFR)



Innsbruck Meadows #1 (14 SFR's)



2199-A St. Moritz Way (duplex)



Ridge at Las Vistas #28 and #29 (duplex)



3038 Wildridge Road (3 townhouses)



3038 Wildridge Road (3 townhouses)



Ridge at Las Vistas #25-#27 (3 SFR's)



2199 St. Moritz Way (duplex)



Ridge at Las Vistas #32 (SFR)



5166 Black Gore Drive (duplex)