

# CONNOR W. BATH

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## EDUCATION

**UNIVERSITY OF NORTH CAROLINA, Kenan-Flagler Business School** – Chapel Hill, NC May 2025

**Master of Business Administration**, Full-Time MBA Program

- Concentration in Real Estate Development, Corporate Finance & Entrepreneurship
- Real Estate Club, Christian Club, ULI Triangle - Raleigh

**CLEMSON UNIVERSITY** – Clemson, SC

**Bachelor of Science**, Construction Science and Management, GPA 3.67

- Minors in Financial Management and Business Administration
- Clemson Lacrosse Team, Social Board Member for MCLA Lacrosse team, Clemson Real Estate Club

## EXPERIENCE

**DFI: Development Finance Initiative** – Raleigh, NC

*May 2024 - Present*

**Real Estate Development Analyst**

- Partnered with NC local governments to attract private investments for master-planned developments, urban infill, and downtown revitalization
- Conducted financial analysis to identify the highest and best use of a 136-acre site in Hertford, NC
- Drafted design services for an RFP, incorporating feedback from city officials in Asheville, NC
- Collaborated with design consultants to create a 300-acre residential site plan in Old Fort, NC

**TRIDENT CONSTRUCTION** – Charleston, SC

*Summer 2022*

**Superintendent Intern**

- Managed on-site construction for a \$150M condo resort on Kiawah Island
- Oversaw subcontractors, ensuring work stayed on schedule and met architectural requirements
- Tracked materials and coordinated deliveries during supply chain disruptions
- Led meetings with key stakeholders to strengthen relationships between the developer and contractors

**COAKLEY & WILLIAMS CONSTRUCTION** – Bethesda, MD

*Summer 2021*

**Project Engineer Intern**

- Managed contract documents for a \$15M middle school project during preconstruction phase
- Coordinated submittals and RFIs between subcontractors and architects using Procore
- Drafted change orders and scopes of work, coordinating subcontractor bids
- Verified material orders aligned with project drawings and specifications

**ORANGE DOOR RENTALS** – Clemson, SC

*June 2021 – Present*

**Principal**

- Led a \$500K, 7-unit ground-up development, securing 10% pref equity and \$6,195 monthly pre-lease
- Acquired and self-managed a \$350K, 5-unit rental, generating \$27.6K annual cash flow
- Oversaw leasing, maintenance, and rent collection, achieving minimal vacancy and ~9.5x equity returns
- Performed build-to-rent acquisitions for four properties totaling 21 units, managing environmental, survey, and utility approvals (DHEC)

## ADDITIONAL EXPERIENCE/WORK

- Certifications/Licenses: Real Estate Financial Modeling Levels 1-3 Certification, Procore Certification, OSHA 30-hour, Forklift Operator Certification, FAA Part 107 Commercial Drone License
- Broker-in-Charge Intern: Managed MLS compliance, conducted market analyses on comparable properties, and created broker training on home-buying and mortgage processes