

## **Matt Hearn Bio**

Matt Hearn is an owner operator of a real-estate development and investment firm based in Nashville, TN. The firm develops and invests in multi-family and single-family, both long-term and short-term rental properties and currently has 59 units being operated in Tennessee and Alabama. Matt has served on 3 HOA boards as director, President, and Vice President. He currently serves as Vice Present in the neighborhood that he resides in. Matt has been in the real-estate business for over 5 years and is a licensed Tennessee Affiliate Broker. He is currently pursuing a masters in Real-Estate Development at Auburn University.

## **Matt's Objectives in Running for the Board**

My goal in running for the board is to be able to provide input to the board based on my education and experience in the industry as an agent, developer, and investor. Our community is unique in that it contains owner-occupied property, as well as a majority of non-owner occupied units. My goal in joining the board would be to provide balanced input and voting regarding these different interests. I would additionally work to propose and support policy that would drive long-term appreciation in neighborhood property values and short-term rental rates. Another area I would focus on would be to ensure long-term capital items are budgeted for in order to minimize future possibilities of special assessments.