

OCTAVIO BENAVIDES

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EDUCATION

The University of Texas at Austin, Austin, TX

May 2027

Bachelor of Business Administration, Finance (Real Estate Track)

GPA: 3.50 | Honors: National Hispanic Merit Scholar; 4x McCombs Scholarship Recipient; Texas Cowboys New Man Award

SKILLS

Programming Languages: Python, PowerShell, JavaScript, HTML/CSS

Technologies: Claude Code, Claude API, REST APIs, Google Sheets & Gmail APIs, Cloudflare Pages, Playwright, Git, Microsoft Excel (advanced modeling)

Languages: Spanish (Fluent), English (Native)

Certifications: Texas Real Estate Sales Agent License

PROJECTS

STATEWIDE PROPERTY-DISTRESS DATA PLATFORM | Python, PowerShell, Claude API, GIS

2026

- Identified lead generation as the binding constraint on a real estate business, then designed and shipped a statewide data platform covering 207 Texas counties that replaced paid lead vendors entirely.
- Delivered 247,088 qualified leads and an 85,533-record buyer database mined from 141,540 deed records at a 98.6% enrichment match rate; dashboards are used daily by a partner and two operators.

AI VOICE INTERVIEW AGENT | ElevenLabs Agents, Claude, Python

2026

- Launched an AI consulting practice and built its delivery system: a bilingual voice agent (19 deployed interviewers, 658-question ranked banks) that conducts discovery interviews and self-processes every session into a written report.

CALL OPERATIONS AUTOMATION PIPELINE | Python, Gmail API, Google Sheets API

2026

- Automated a two-person calling team's daily workflow, cutting warm-lead surfacing from days to hours and auto-indexing 315+ recordings; designed it so non-technical operators adopted it with no training.

EXPERIENCE

HPI Real Estate Services and Investments, Austin, TX

June 2026 - July 2026

Strategic Investments Intern

- Underwrote 30+ self-storage, senior housing, and commercial acquisitions representing \$200M+ in property value; built institutional-grade Excel models (rent roll, lease-up curves, stabilized NOI, debt sizing, levered returns) benchmarked to comparable sales and submarket rent surveys.
- Built major additions to the firm's internal asset management and acquisitions platform (portfolio performance, debt and capex views, deal screening with automated valuation, investor reporting), unifying Excel workbooks, an Access database, and YARDI into one system.

Independent Real Estate Investment Operation, Austin & Laredo, TX

2026 - Present

Co-Founder and Systems Lead

- Co-founded a Texas wholesaling operation and scaled it from a two-person effort into a statewide, data-driven pipeline covering 126 counties.
- Hired and onboarded two contract call operators whose daily workflow runs entirely on systems I designed and built.
- Own every decision end to end: sourcing, underwriting, negotiation, and the software the business runs on.

Kraus Real Estate Development, Laredo, TX

June 2024 - July 2024

Financial Analyst Intern

- Built financial models for a \$300M project, analyzing warehouse development and property sales on nearly 1,000 acres.
- Conducted market analysis and created REIT comparisons, presenting findings to guide strategic project decisions.
- Shadowed a \$40M loan pitch and contributed to the overall property sales and development strategy.

LEADERSHIP & COMMUNITY INVOLVEMENT

Phi Chi Theta Professional Business Fraternity, Austin, TX

2024 - Present

Pledge Class President; Investment Committee

Texas Wranglers, Austin, TX

2024 - Present

Member; Pledge Class Vice President (Spring 2024)