

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 (headless, multi-agent), Claude API, REST APIs, web scraping (Playwright), GIS spatial joins (ArcGIS REST), Gmail IMAP, Google Workspace APIs, Cloudflare Pages, PDF extraction, Windows Task Scheduler, Git

Languages: Spanish (Fluent), English (Native)

Certifications: Texas Real Estate Sales Agent License

PROJECTS

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

2026

- Built a Texas-wide public-records data platform - county-specific scraping engines plus PDF-extraction pipelines, together covering 207 Texas counties - running unattended on hourly scheduled automation with no paid data vendors.
- Generated 247,088 qualified leads across 56 counties and mined an 85,533-record cash-buyer database from 141,540 deed records; enriched records through GIS spatial joins at a 98.6% match rate.
- Engineered for reliability across heterogeneous sources: per-county adapters, archive-instead-of-delete updates, and failure isolation so one broken county never halts the fleet.

AI VOICE INTERVIEW AGENT | ElevenLabs Agents API, Claude Opus, Python, JS

2026

- Built a bilingual voice-agent system that conducts structured business-discovery interviews: 19 deployed interviewers over 658-question ranked banks, live English/Spanish switching, and cross-device session resume with all state in local files instead of the platform.
- Automated the full session lifecycle: on hangup the pipeline fetches transcript and audio, runs LLM analysis, and produces a written report plus follow-up lists, refusing cloud purges until both artifacts are verified locally.

CALL OPERATIONS AUTOMATION PIPELINE | Python 3.12 (stdlib only), Gmail IMAP, Sheets API

2026

- Automated a two-operator calling floor: recording ingestion twice daily over IMAP, warm-lead detection scans three times daily against a live 4,700-row operations sheet, and a mobile tap-to-call board.
- Auto-indexed 315+ call recordings and cut warm-lead surfacing from days to hours; built with only the Python standard library so no dependency update can break a system live operators depend on.

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, in Excel (rent roll, lease-up curves, stabilized NOI, debt sizing, levered returns) and in software I helped build.
- Built major additions to the firm's internal asset management and acquisitions platform (portfolio and debt/capex/leasing views, deal screening with conviction scoring, ownership resolution, and automated valuation vs last-sold comps, quarterly investor reporting), unifying Excel workbooks, an Access database, and YARDI behind one interface.

Independent Real Estate Investment Operation, Austin & Laredo, TX

2026 - Present

Co-Founder and Systems Lead

- Co-founded a Texas wholesaling operation and built the entire technical stack it runs on, from the scraping fleet to the dashboards.
- Hired and onboarded two contract call operators; designed the tooling so non-technical users adopted it with zero training.
- Operate the business end to end (sourcing, underwriting, negotiation), which is what made the real tooling requirements obvious.

GHG Investment Properties, San Antonio, TX

June 2025 - July 2025

Real Estate Intern

- Analyzed dozens of distressed properties using wholesaling principles, assessing ARV, repair costs, and market comparables.
- Generated and qualified seller leads through outbound cold-calling campaigns, initiating 1,000+ calls weekly.
- Contributed to closing a wholesale deal on a property valued over \$200,000 by negotiating terms between seller and end buyer.