

PETER M. J. THRASHER

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(970) 231-3570

Experienced real estate professional and educator with over 20 years of expertise in teaching, brokerage, and cultivating industry relationships. Proven ability to guide university students in mastering valuation, underwriting, and development concepts through hands-on case studies and real-world projects, preparing them for successful careers and personal investment opportunities. Committed to fostering student excellence, advancing the real estate program, and enhancing the University’s reputation within the industry.

Education:

Master of Science in Business Administration and Computer Information Systems

Colorado State University, Fort Collins, CO – Graduated: 2001

Bachelor of Science in Business Management

Purdue University, West Lafayette, IN – Graduated: 1995

Military Education:

Military Status – Honorable Discharge, Rank – Captain

Quartermaster Logistics Officer Course – Valedictorian and Leadership Award

Aerial Delivery and Material Officer Course – Salutatorian

U.S. Army Airborne School

U.S. Army Air Assault School

POL (fuel) School

Honors, Accomplishments, Community Service, Activities

- [2024 Affordable Housing Speaker and Panel Facilitator](#)
- [2023 BizWest Notable Leaders – Real Estate Professionals](#)
- Selected as an instructor in the inaugural CSU climate across curriculum program (2024-2025)
- Featured in NOCO Real Producers 2019 and 2024
- Fort Collins High School Track and Cross-Country Coach 2009 – 2018
- Windsor High School Track and Cross-Country Coach 2004 – 2009
- Member Beta Gamma Sigma, academic fraternity 2001 – Present
- Completed 2 Ironman Triathlons, Ran Pikes Peak Ascent/Marathon 20 times
- Co-authored a computer literacy workbook that accompanied the Electric Paper software
- Military Awards: ARCOM, AAM(2), NDSM, KDSM, ASR, OSR, Parachutist, Air Assault, Parachute Rigger

Teaching Experience:

CSU – College of Business – Dept of Finance and Real Estate

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| • Currently instruct over 350 students per semester. | |
| • REL 360 – Current Instructor – Real Estate Principles | Aug 2017 – Present |
| • REL 430 – Current Instructor – Real Estate Market Analysis | Aug 2020 – Present |
| • REL 602 – Current Instructor – Real Estate Finance & Investment | Jan 2022 – Present |
| • REL 460 – Current Instructor – Real Estate Investment | Aug 2022 – Present |
| • REL 455 – Current Instructor – Real Estate Finance | Jan 2023 – Present |
| • BUS 405D – Past Instructor – Real Estate Business Topics | May 2018 – June 2018 |
| • Adjunct for BD 150 – ICDL Approved | 2003 – 2004 |
| • Graduate TA for BD 150 | 1999 – 2001 |

Owner/Instructor, Headwaters Institute

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| • 10 week - Real Estate Licensing Course | Sep 2015 – Dec 2021 |
| • Annual Commission Update, Contracts, Etc. | Various |
| • Colorado Real Estate Contracts | Various |
| • Investment and Valuation | Various |
| • First-time Homebuyer | Various |
| • Sales and Marketing Training | Various |

Instructor, Front Range Community College

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| • Introduction to Business | Jan 2020 – May 2021 |
| • Real Estate Licensing Course Instructor | Aug 2013 – Oct 2016 |

Instructor, Other institutions and programs

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| • Education & Life Training Center (Adult Computer Literacy) | May 2010 – May 2011 |
| • Buffini Certified Instructor for Real Estate Training | 2006 – 2011 |
| • Central Texas College (Adjunct for Mathematics while in the Army) | 1996 – 1997 |

Academic Committees:

- Scholarship Committee
- Undergraduate Curriculum Committee
- Finance and Real Estate Department 5-year Academic Program Review Committee

Work Experience:

Director, Everitt Real Estate Center Sep 2023 – Present

- Appointed Director while concurrently teaching five unique courses per semester.
- Revitalized the Everitt Real Estate Center from an inactive state upon assuming the Director role.
- Recruit and supervise an Assistant Director and student staff.
- Oversee the coordination of all Real Estate curriculum and recommend adjunct faculty appointments to the department.
- Manage a \$2.4 million endowment, operating within a limited budget derived from interest earnings.
- Developed revenue-generating programs for the Center through affiliate partnerships and corporate sponsorships.
- Lead a 12-member Everitt Real Estate Center Advisory Board composed of industry professionals.
- Expanded student participation in real estate case competitions by 50%.
- Serve as Faculty Advisor for student case competitions, including Colvin (Development), Sherman Miller (Retail), ICSC (Retail), UNC (Retail), ULI (Development), and Mulroy (Development).
- Fostered and strengthened relationships with universities, trade organizations, developers, and employers to enhance student learning, employment opportunities, and University visibility.
- Established connections with prominent local developers, including Schuman Companies, Montava, Hartford Homes, Baessler Homes, and McWhinney.
- Built partnerships with industry organizations to benefit students and the University, such as ICSC, NAIOP, NCCAR, IRES, CE Shop, and the University of North Carolina.

Founder/Owner and Employing Broker – Headwaters Realty

Jun 2014 – Present

- Founded Headwaters Realty, integrating community impact through 10+ annual volunteer projects and a mini-grant program.
- Manage a team of nine real estate brokers and oversee their transactions, in addition to supervising two employees.

- Ensure client satisfaction by managing brokerage transactions across multiple asset classes for buyers and sellers.

Founder/Owner/Instructor – Headwaters Institute – Private Occupational School **Sep 2015 – Dec 2021**

- Developed and taught all curriculum for the 168-hour real estate licensing course.
- Approved hybrid program that focused on both in-person and online learning.
- Responsible for inviting subject matter experts into the classroom to further the students' learning.
- Developed over 15 CE courses to be delivered through the school.
- School had a 75% first-time pass rate for the licensing exams, 95% pass rate counting repeat exams.

Real Estate Consultant/Broker/Investor/Fix and Flip/Development/Prop Mgmt **Jan 2004 – Present**

- Began real estate career renovating and reselling residential properties.
- Transitioned to consulting for wholesalers and fix-and-flip investors in the multifamily sector.
- Provided expertise on over 400 real estate transactions across diverse asset classes, including multifamily, residential, water rights, agricultural land, development parcels, specialty-use properties, redevelopment projects, estate sales, auctions, and property management.
- Advocate for sustainable building practices and innovations in development.
- Served as a recruiter and sales instructor for Nextage International.
- One of the founding franchise owners of 8z Real Estate.
- Founder/Owner of Headwaters Realty.
- Founder/Owner of Headwaters Institute – Licensed Occupational School

Managing Broker – RE/MAX Alliance **Dec 2006 – Apr 2008**

- Managing Broker, Fort Collins, CO.
- Oversaw operations of a large downtown Fort Collins RE/MAX franchise.
- Supervised 30 real estate brokers and two employees, facilitating over 500 transactions per year.
- Designed and led a mentorship program for brokers with less than two years of experience.

Business Development and Projects Executive – Electric Paper Co. **Sep 2001 – Jan 2004**

- Served as the sole U.S.-based employee for a global company headquartered in Ireland and the UK.
- Implemented computer literacy software in college and high school classrooms across the United States.
- Provided training to university and high school educators on course curriculum development.
- Designed and delivered a curriculum for Colorado State University's adult education program, focusing on Microsoft Office.
- Managed the U.S. market, cultivating partnerships and overseeing channel partner relationships for the International Computer Driving License (ICDL) program.
- Supervised the Canadian office, supporting market expansion efforts in Canada.

Assistant Course Manager/Instructor – Colorado State University **Aug 1999 – Aug 2001**

- Assisted in the development and implementation of a new interactive learning computer course that maps with the ICDL standard and was instituted at CSU as a required business course.
- Supervised seven undergraduate CIS seniors who instructed the classes of the interactive course.

Military Work Experience: All logistics and supply chain focused

Officer, Quartermaster, United States Army, Secret Clearance **Aug 1995 – Aug 1999**

Army Officer Reserve Corps **Aug 1999 – Aug 2006**

101st Airborne Division, Battalion Assistant Operations Officer **Jul 1998 – Aug 1999**

Based out of Fort Campbell, KY

- Planned tactical operations and designed operations for a logistical battalion of over 800 soldiers and 200 vehicles. Supervised a network of 50 computer systems.
- Supervised nine junior leaders.
- General Douglas MacArthur Leadership Award, 1998.
- Developed and led 28 soldiers in the first Air Assault Mission in the battalion in three years.

101st Airborne Division, Water Purification Platoon Leader

May 1997 – Jul 1998

Based out of Fort Campbell, KY

- Directly supervised 38 personnel in the only water platoon in the 101st Airborne Division to produce potable water from non-potable water sources. Responsible for the maintenance of eight Reverse Osmosis Water Purification Units (ROWPU), and 14 other vehicles.
- Tax Officer charged with assisting over 400 soldiers to complete and file their returns.
- Recognized as the best lieutenant of 24 in the Battalion.
- Streamlined the ROWPU maintenance program, improving a fleet that had chronic problems Army-wide.

US Forces Korea, Technical Supply Platoon Leader/Accountable Officer

Apr 1996 – May 1997

Camp Kyle, Uijeongbu, Korea

- Directly supervised 25 personnel in repair parts supply support, which issues and receives over 600 different types of products using an automated logistics system, valued at 1.6 million dollars.
- Managed over 20 million dollars' worth of property and balance the annual budget of one million dollars. Ensure the combat readiness of 46 vehicles.
- Developed and taught two semesters of Mathematics courses, sponsored by Central Texas College.
- First Accountable Officer to deploy the warehouse to the field to perform the wartime mission.
- Recognized by the Battalion Commander by surpassing every Army Technical Supply goal.

United States Army, Schools and temporary deployments

Aug 1995 – Apr 1996

Multiple locations