

**Stream Dallas**

2001 Ross Avenue  
Suite 400  
Dallas, Texas 75201

T: 972.658.2962  
M: 972.658.2962

[chris.mulumba@streamrealty.com](mailto:chris.mulumba@streamrealty.com)

## Chris Mulumba

Lease Auditor Consultant

As a Senior Lease Auditor, Chris Mulumba plays a critical role in providing enhanced services to clients and ensuring their getting the best value for their commercial real estate investments. As a business management professional with 25-year track record of success, he conducts lease audits (local and national), reviewing tenant billing, calculating CAM & Real Estate Tax escalations, interpreting leases for economic and compliance issues for a variety of commercial property types. He also negotiates lease audit settlements on behalf of clients and provides advice on lease language impacting their financial obligations.

Throughout his career, Chris has demonstrated the ability to effectively interact with regional offices, accounting groups, finance groups, property managers and tenant representation brokers.

### Education & Designations

MBA in Finance from Baylor University  
BSBA in Business Administration from Boston University

### Client Experience

Reviewed operating expenses for the largest branded marketer company in North America. Identified and corrected overcharges in parking operating costs and unauthorized pass-through capital expenses, resulting in a total savings of \$950,954.42 for the client.

Performed the review of 2019 operating expenses for one of the largest and most diversified midstream energy companies in North America. The audit resulted in current savings of \$23,722.49 and resulted in the cost of avoidance (or future savings) of \$47,444.98 for 2020 & 2021 operating year.