



- 📞 409-927-0881
- ✉️ adrianaatsurge@gmail.com
- 💻 www.thetrochilidae.com
- 📍 401 Franklin St, Ste 2400-119
– Houston, TX 77002

Education

TREC Licensed Realtor – Texas
Continuing Education: 194 Hours
As of Jan 2026 | License #829146

Publications & Media

Author: Faith and Ruin: Exploring the Abandoned Churches of Texas (Fonthill Media, July 2025)

Uncovers abandoned Texas churches while exploring preservation, property rights, and real estate reuse opportunities.

ISBN: 978-1-63499-529-0
Local bookstore partnerships, and HAR/NAR outreach in progress

Community Involvement

- Volunteer Photographer
- Developing The Bright Nest Foundation
- Educational Workshop Host

Technical Tools

- HAR MLS | SkySlope | Canva Pro | Power BI | Excel | Google Suite
- Research Tools: RPR | Remine | Forewarn |
- Workflow: ERPs, CRMs, Wix, PoS, QuickBooks

ADRIANA PEREZ



SRS – RENE – SFR – C2EX – MRP

👤 Profile Se habla español

Houston-based Realtor backed by one of Texas's most dynamic and fastest-growing brokerages: Surge Realty. With a diverse background in corporate finance, project management, and creative marketing, I bring a strategic, client-first approach to every transaction. Known for my deep research, local expertise, and personal attention, I help buyers, sellers, and investors make smart real estate decisions with confidence.

📁 Work Experience

Surge Realty Texas Realtor

2025

- Serve buyers, sellers, and investors across the Houston metro area including Friendswood, Pearland, Alvin, Manvel, Midtown, and EaDo
- Provide detailed market education, especially for first-time buyers and VA clients
- Leverage down payment assistance programs, loan strategy, and negotiation to empower clients at all financial levels
- Create detailed property analyses, CMAs, and customized HAR portals
- Supported by Surge's legal, tech, and transaction compliance teams for seamless closings

2017 The Trochilidae Co. Founder

- Multibranch lifestyle company integrating real estate, photography, publishing, and community impact
- Developing systems for onboarding freelance photographers, managing art festivals, and real estate photography shoots
- Actively developing The Bright Nest Foundation to support low-income housing and education initiatives

2010 Deacero USA, Inc. Accounts Payable Manager

- Oversaw financial operations and implemented automation solutions during SAP transition
- Managed a team of five, vendor compliance, and multi-entity U.S. operations
- Skills applied to real estate: negotiation, project tracking, systems setup, budgeting

📖 Let's Work Together Let's Chat!

You don't just get me, you get a team of experts, creative marketers, legal minds, and trusted professionals who care about your outcome.