

Caleb Pham

Founder and Software Engineer, Proptech

Houston, TX caleb@lumaq.dev calebpham.com linkedin.com/in/caleb-pham-1b8464252 github.com/CodeDaddy1

Summary

Operator turned founder. After running seven self-storage properties and 4,000 units, I built LumaIQ, the decision layer that sits between a storage management system and the calls an operator actually has to make. Sole engineer, concept through production: Next.js, TypeScript, Supabase Postgres, and LLM tooling.

Experience

April 2026 to present

Founding Software Engineer, LumaIQ

Houston, TX (Remote)

- Founded and independently built LumaIQ from the ground up, leading the product from concept through architecture, implementation, and deployment.
- Built the workflows a management system leaves out: portfolio month-end close, rate increases priced against the move-out they risk, and a lien clock that holds up.
- Shipped on Next.js App Router and the Vercel runtime with React, TypeScript, Node, and Supabase Postgres; Anthropic and OpenAI models drive the document and decision workflows.

August 2025 to April 2026

Houston Area Manager, The Jenkins Organization

Houston, TX

- Led a team of 14 across seven properties and 4,000 units generating roughly \$400,000 in monthly revenue.
- Held portfolio occupancy at 87 to 92 percent through pricing and delinquency management.
- Built the BI reporting the portfolio ran its financial and operational reviews on.

October 2024 to present
Part-time since June 2026

Property Manager, then Assistant Manager, The Jenkins Organization

Houston, TX

- Ran a single property end to end, leasing, collections, and the books, before taking the Houston portfolio.

May 2026 to May 2026

Area Manager, Right Move Storage

Houston, TX

Education

August 2024 to present

BS Computer Science

University of Houston. Expected 2027

January 2024 to May 2026

AS Accounting

Lone Star College

Skills

Languages and Frameworks

TypeScript, React, Next.js (App Router, Turbopack), Node, Tailwind CSS

Data and Infrastructure

Supabase Postgres, Vercel runtime, BI reporting

AI

Anthropic, OpenAI

Domain

Self-storage operations, Revenue management, Lien compliance, Month-end close