

Name

Address
City, State Zip

Email

Phone Number

EDUCATION

University of Southern California

Los Angeles, CA

Bachelor of Science in Real Estate Development

Class of December 2017

- Cumulative GPA: 3.4/4.0; Major GPA: 3.5/4.0; Minor in Digital Entrepreneurship
- Relevant Coursework: Business Finance Foundations, Real Estate Finance, Real Estate Market Analysis, Building High Tech Startup, Technology Entrepreneurship
- Price School Dean's List, Ralph Bunche Scholar, Trojan Real Estate Association, USC Toastmasters

WORK EXPERIENCE

Real Estate Bridge Lender

Los Angeles, CA

Analyst – Underwriting/Originations

May 2016 – Dec 2016

Firm, formerly previous Firm name, is a private real estate debt fund focused on providing \$5MM to \$50MM senior and mezzanine bridge loans to investors acquiring and refinancing all types of transitional assets.

- Assisted investment team in underwriting \$400MM worth of debt of which \$125MM was executed
- Involved in all aspects of transactions including initial due diligence, modeling, and preparation of deal memos

Selected Transaction Experience:

- *\$8.8MM Refi + Construction Loan, Mixed-Use Development Project (closed)* – Responsibilities include preparing deal memo, building a financial model comparing best and worst case condo vs. apartment scenarios, formulating the risk and mitigations, and reviewing sponsor background and past deals
- *\$11.069MM Mezz + Pref Equity, Adaptive-Reuse Hotel Construction Project (closed)* – Responsibilities include preparing deal memo, researching repayment options in form of EB-5 supplemental raise, historic tax credit, and personal guaranty, researching new hotel pipeline, and reviewing past and revised project budget
- *\$30.5MM Acquisition Term Loan, Office to Condo Redevelopment Project (closed)* – Responsibilities include preparing deal memo, researching office and condo market, analyzing regulations to determine project's eligibility for subdivision, analyzing 3rd party reports, and modeling borrower, appraiser, and lender NOI assumptions

Real Estate Brokerage Investment Sales

Pasadena, CA

Analyst – Investment Sales

Jan 2016 – Apr 2016

Firm specializes in investment sales advisory.

- Conducted market research, generated leads, and initiated cold calls which led to acquiring 2 listings: \$2MM Skilled Nursing Facility in Lynwood, CA and \$6MM Single Tenant Office Building in Fontana, CA

GAP YEAR EXPERIENCE

1000 Missionary Movement

Philippines, South Korea

Volunteer Worker

June 2011 – December 2012

- Philippines: Planned and executed medical missions, community outreach, and youth events
- South Korea: Assisted English Program in preparing 3 Korean young adults for TOEFL test

ADDITIONAL INFORMATION

Skills: Fluent in Korean, Presentations

Modeling: In progress: Wall Street Prep Financial & Valuation Modeling Certification Course

Computer: Proficient in Excel, PowerPoint, Word

Certifications: In progress: Argus Enterprise Certification Course

Interests: Chess, Basketball, Mentoring, Karaoke, Self-Study, Personal Finance, and the Hustle