

TALISHA L. RICE

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FINANCE & REAL ESTATE EXPERIENCE

NEW + FOUND

Remote / St. Louis, MO

Formerly known as Pursang Capital, a financing and fundraising organization that supports real estate development and investments
Investment Associate 2020 - Present

- Collaborate with architecture and construction teams to design the build out of 454,900 SF mixed use property consisting of 15,000 SF office, 71,480 SF retail, and 368,420 SF residential
- Underwrite \$110M development and analyze comparable rental properties, existing inventory, and market dynamics to determine the feasibility and lease-up of 282 newly constructed multifamily units for spring 2023 market entry

LOFT & MAIN REAL ESTATE INVESTMENTS

Philadelphia, PA

Co-Founder & CFO

2020 - Present

- Build a portfolio of residential investment properties in Cobbs Creek and Germantown to drive 15% risk-adjusted investor returns and social impact through the transformation of communities
- Engage with 50+ industry experts ranging from agents, brokers, capital allocators / investors, local Philadelphia residents, and Wharton professors throughout the product development cycle to achieve market validation in target area of investment

JP MORGAN CHASE & CO.

New York, NY

Associate, Investment Bank, Client Management

2013 - 2015

- Developed summary reports to reveal clients with largest balances to collect receivables and decrease impact to PricingDirect's (wholly owned JP Morgan fixed income and derivatives pricing vendor) \$40M bottom line revenue
- Resolved fixed income evaluation client inquiries to ensure satisfaction for 300+ mutual funds and asset managers

Completed Financial Analyst Development Program, two different lines of business for one-year durations

Analyst, Investment / Private Bank, Global Prime Services / Trusts & Estates

2011 - 2013

- Created forecasts of future profitability of business drivers to aid in key decision making by trusts & estates leadership team, leading to a reduction in unprofitable client accounts by ~20%
- Conducted monthly variance and business trend analysis of all balance sheet and income statement related items including in-depth analysis of division's expenses to identify any changes over a 10% increase and adjust business strategy

BUSINESS DEVELOPMENT & STRATEGY EXPERIENCE

BILL & MELINDA GATES FOUNDATION

Seattle, WA

Summer Associate, Postsecondary Success (PS), Solutions Investing

Summer 2019

- Directed project to drive scaled adoption of academic advising solution by managing \$1.3M contract; selected team to perform analysis and presented strategy to senior management; solution implemented fall 2019
- Revamped grant selection process by creating 10 comprehensive evaluation metrics; resulted in a more holistic and robust process for prioritizing equitable outcomes in choosing partners to transform colleges and universities

PROINSPIRE

Washington, D.C.

Senior Program Manager, Leadership Development Programs

2017 - 2018

- Led process for ProInspire's current portfolio of products to determine creation, elimination or scalability of new or existing products; saved organization \$80K in annual costs by eliminating costly ProInspire Fellowship
- Managed relationships to expand services with national funders, partners and stakeholders including professional development workshops and Leadership Institutes for AMEX and Kresge Foundations

FHI 360

Washington, D.C.

ProInspire Fellow, Business Development and Diversification, Strategic Partnerships

2015 - 2016

Completed Fellowship, which places business professionals at leading social sector organizations; placed at FHI 360, a \$650M international development organization to identify constraints to employing new business financing models

- Managed 50+ corporate and foundation relationships to maintain and grow core business and to promote organizational expansion into strategic sectors and geographies
- Engaged 13 teams across corporate and operational departments to identify internal systems and processes inhibiting organization's ability to pursue new business opportunities

EDUCATION

THE WHARTON SCHOOL, THE UNIVERSITY OF PENNSYLVANIA

Philadelphia, PA

Master of Business Administration; Real Estate and Management

2018 - 2020

- Awards: *Scholarships*, Pension Real Estate Association (PREA) and Real Estate Executive Council (REEC); *Fellowships*, Bendheim Family, Management Leadership for Tomorrow (MLT), and Robert E. Toigo
- Leadership: *Admissions Fellow*; *Prospective Students Chair*, African American MBA Association (AAMBAA); *Member*, Wharton Real Estate Club (WREC), Wharton Women in Business (WWIB), and Zell Lurie Mentorship Program

BRIMMER COLLEGE OF BUSINESS, TUSKEGEE UNIVERSITY

Tuskegee, AL

Bachelor of Science; Majors in Accounting and Finance

2007 - 2011

- Honors: GPA 3.86 / 4, summa cum laude; *Member*, Alpha Kappa Mu and Beta Gamma Sigma Honor Societies
- Leadership: *Founder*, 'Giving Hearts' Charity Initiative; *Vice President*, National Student Business League (NSBL); *Treasurer*, National Association of Black Accountants (NABA)