

# ANDREW KARAS

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## EDUCATION

### THE WHARTON SCHOOL OF THE UNIVERSITY OF PENNSYLVANIA *MBA Candidate, Major in Real Estate*

Philadelphia, PA  
2019 – 2021

- GRE Quantitative = 170/170, Verbal = 170/170, Writing = 5.5/6.0
- Senior Vice President, Wharton Real Estate Club
- Finalist, National Real Estate Challenge at UT-Austin McCombs

### SWARTHMORE COLLEGE *BA, Major in Mathematics, Minor in Public Policy*

Swarthmore, PA  
2011 – 2015

- Phi Beta Kappa, GPA = 3.86
- Editor-in-Chief, Swarthmore Daily Gazette
- Co-founder, Swarthmore Urbanism Club

## EXPERIENCE

### AKER COMPANIES Summer Associate

Poughkeepsie, NY  
Summer 2020

- Developed offer memo for an \$80M+ multifamily acquisition; assisted through contract signing; deal later closed
- Drafted pro formas and analyzed loan terms to underwrite potential ground-up and value-add development
- Assisted with project management from planning to build-out: produced cost estimates and scoped tax incentives

### THE JOHN BUCK COMPANY Special Projects Intern, Investments Team

Chicago, IL  
Summer 2019

- Developed a policy proposal for the City of Chicago to expand a downtown Business Improvement District: modeled the district's likely financial feasibility and estimated the resultant tax burden on downtown commercial property

### THE NEW YORK CITY MAYOR'S OFFICE OF MANAGEMENT AND BUDGET Senior Analyst, CDBG-Disaster Recovery Analyst, CDBG-Disaster Recovery

New York, NY  
2018 – 2019  
2017 – 2018

- Created interagency data reconciliation processes and collaborative relationships that allowed a team I led to release over \$200 million in federal HUD grant funds for Hurricane Sandy-related housing repairs and flood zone acquisitions
- Built automated systems to track spending and budgets for federal grant reporting; trained two new staff on systems
- Planned communications strategy with senior staff; designed recurring reports to senior OMB and City agency staff

### THE URBAN INSTITUTE Research Assistant, Center on Labor, Human Services, and Population Policy

Washington, DC  
2015 – 2017

- Conducted analyses of economic well-being using Excel and Stata; prepared results for presentation and publication
- Major deliverables: lead author, apprenticeship paper; co-author, medical debt paper; updated income simulation
- Co-led Communications Committee; created quarterly newsletter the Center continues to publish

### ILLINOIS GOVERNOR PAT QUINN RE-ELECTION CAMPAIGN Press Intern

Chicago, IL  
Summer 2014

- Prepared research memos on economic policy; identified news and coordinated events to shape campaign messaging

### CHICAGO TRANSIT AUTHORITY Intern, Budget and Performance Management

Chicago, IL  
Summer 2013

- Developed metrics that helped drive delay and absenteeism reductions; designed trainings on automated dispatching

### CAMBRIDGE SYSTEMATICS Intern, Travel Demand Forecasting

Chicago, IL  
Summers 2011 and 2012

- Implemented pricing model to increase client's revenue by 10%; analyzed documentation in support of litigations

## ADDITIONAL INFORMATION

**Software skills:** Microsoft Office; ARGUS Enterprise; CoStar; Python; Stata; Tableau; Quick Base; GIS

**Language skills:** Professional proficiency in French; basic proficiency in Spanish