

Alexa Nourafchan

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EDUCATION

University of Pennsylvania: GPA – 3.83/4.00 Philadelphia, PA May 2021

College of Arts and Sciences: Candidate for B.A., Philosophy, Politics and Economics

- Dean's List: 2017-2018 & 2018-2019
- Study Abroad, Spring 2020: LUISS Guido Carli University, Rome, Italy
- *Relevant Coursework*: Real Estate Investments, Intro to Microeconomics, Intro to Macroeconomics, Negotiations, Strategic Reasoning, Social Statistics, International Political Economy, Calculus I

Harvard-Westlake School: GPA – 4.22/5.00 Studio City, CA June 2017

- Honors and Awards: Honor Roll (2013-2017), Member of Spanish National Honor Society (2016), Winner of Scholastic Art and Writing National Silver Medal Award for Writing (2017)

WORK EXPERIENCE

Eastdil Secured, Summer Analyst Los Angeles, CA July 2020

- Modeled in ARGUS Enterprise to produce cash flow projections for office and retail assets.
- Performed discounted cash flow analyses in Microsoft Excel for property-level financial valuation.
- Conducted market research on impact of drone technology on industrial and retail sectors, culminating in program-wide final project presentation to heads of Eastdil Secured's Los Angeles office.
- Completed Eastdil Secured's 2-week intensive financial modeling course (Excel & Argus), passing their incoming-analyst modeling test on formula building and formatting techniques.
- Completed training on real estate finance principles and general industry-related concepts.

PRG Investment Fund, Summer Analyst Los Angeles, CA June-August 2019

- Interfaced with third-party property management to collect budget, rent rolls, and monthly reports on \$600m+ real estate portfolio, synthesizing into a portfolio summary for presentation to PRG's principals.
- Coordinated with Marcus & Millichap's investment sales team to collect and organize diligence for PRG's \$77m acquisition of the 400-unit Monaco at Waterford Lakes multifamily property in Orlando, Florida.
- Aggregated and updated market data on portfolio assets using CoStar Market & Underwriting reports.
- Created PowerPoint presentation for \$1.5 million lobby renovation at office building located in the Beverly Hills Triangle, presenting to on-site property management and Gensler Architects.

Compass Inc., Luxury Estates Intern Los Angeles, CA June-August 2019

- Intern for Sally Forster Jones, Executive Director of Luxury Estates for Compass SoCal.
- Synthesized market reports on new, active and expired listings, reviewed sales comps and financial information to prepare property evaluations, and researched and deployed multichannel marketing tactics.

PENN EXTRACURRICULAR ACTIVITIES

Financial Literacy Community Project, Teacher Philadelphia, PA September-December 2019

- Taught financial literacy lessons and developed curriculum modules at South Philadelphia High School.

TAMID Group, Consulting Group Member Philadelphia, PA September 2018-present

- Completed business training to consult pro-bono for Israeli startups and research capital market investment.
- Conducted market research, strategized market entry and developed products for several projects.

Jewish Heritage Programs, Intern Philadelphia, PA September 2018-present

- Planned events and engaged students to build Jewish community and identity on campus.

CogWell@Penn, Student Leader Philadelphia, PA September 2018-present

- Managed peer support network committed to promoting an empathetic mental health dialogue on campus.

Kappa Alpha Theta Sorority, Member Philadelphia, PA January 2018-present

- Organized and promoted various philanthropy events to benefit Court Appointed Special Advocates.

SKILLS & INTERESTS

- Proficient in Microsoft Office (Word, Excel and PowerPoint) and Adobe (InDesign and Photoshop)
- Real Estate Financial Modeling Certification in Excel for Real Estate – Level 1, With Distinction
- 2020 Eastdil Secured Virtual Real Estate Finance Training Program
- Proficient in Spanish, Farsi and Italian; skilled in Hebrew
- Interests include photography, traveling, music, meditation