

# Alexa Nourafchan

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## EDUCATION

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**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

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**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

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**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

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- 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