

Thomas H. Soros

London/New York | (917) 704-1804 | sorost@sas.upenn.edu

EDUCATION

University of Pennsylvania, College of Arts & Sciences – Philadelphia, PA

May 2022

- Candidate for a B.A. in Architecture | Minor: Urban Real Estate & Development
GPA: 3.60 | *Major GPA: 3.77*
 - Relevant Coursework: Real Estate Investments (A+); Real Estate Economics (A); Urban Redevelopment (A); Physics for Architects I & II (2 As); Architecture Studio I-IV (A+, 2 As, A-)
 - Extracurriculars: Wharton Undergraduate Real Estate Club; ARCHtank; THEOS Society; Mortar Board Honors Society (Pi Sigma Alpha)
-

WORK EXPERIENCE

Madison Realty Capital, Development Summer Analyst - New York, NY

June-August 2021

- Assisted project managers on seven ground-up and renovation projects: prepared zoning and site assessments; bid out, leveled, and negotiated consultant contracts; resolved D.O.B. violations; reconciled renovation files for audit; modeled tenant fit-out budget proposals; analyzed construction and design drawings
- Presented market research and detailed comparable project analysis for Manhattan ultra-luxury condo market and Greenpoint, Brooklyn multifamily submarket
- Modeled forecasted cash flows and returns for investor reports of six condo projects and a 15-building multifamily portfolio; underwrote ground-up condo development
- Created retail and multi-family portfolio trackers for managing partner; synopsis weekly construction and leasing reports for 22 properties

Aspen Starwood, Development Intern – Aspen, CO

June-August 2019 & 2020

- Modeled prospective acquisitions; value-engineered budget proposals to achieve 25% cost reductions; conducted weekly site-visits to report construction updates
- Critiqued architectural site plans and design proposals for multiple \$10M+ single-family projects; collaborated with architectural firms in amending designs to enhance functionality for single-family projects
- Advised end-users on design variables: capturing view exposures, interior finishes, landscaping

J.Crew, Sales Associate – New York, NY

February-May 2018

- Operated sales register; serviced men's floor, tailoring department, stockroom; worked night shift receiving and rolling out new product launches
- Frequently ranked top five sales associate at flagship store

8VC, Venture Capital Summer Intern - San Francisco, CA

June-July 2017

- Conducted market sector analysis for founding partner on portfolio of consumer, logistics, and transportation investments; presented research on emerging freight management technologies
 - Hosted initial company pitch meetings for seed investments and provided assessments for further consideration
-

LEADERSHIP EXPERIENCE

ARCHtank (Architecture Club), Executive Committee Co-President

September 2019-Present

- Organizing career fair alumni Q&As; collaborating with Dean of Architecture on undergraduate curriculum
- Recruiting guest speakers for student lectures, including Paul McClean & partner at RAMSA
- Spearheading program to offer career insights for students outside of the field of architecture, including Real Estate, Interior Design, Product Design, and Fashion

Wharton Undergraduate Real Estate Club, Speakers Committee

September 2018-Present

- Recruiting alumni and leaders in Real Estate industry to guest lecture for Penn student body; hosting and introducing speakers ahead of events; publicizing events to student body
- Speakers include: Joseph Moinian, Joseph Sitt, George Honchoy

Roundsquare International Charity, President

September 2015-July 2017

- Premiere charity organization at Wellington College
 - Spearheaded multiple school-wide fundraising events for 1,000 students, including: programming sustainability day with guest speakers; 'soup day' cost-saving initiatives; school-wide charity events
-

SKILLS & INTERESTS

- **Software:** Word; Excel; PowerPoint; ARGUS; Yardi; AutoCAD; Rhino; Adobe Suite (Illustrator, InDesign, Photoshop)
- **Interests:** Backgammon; Golf; Pickleball; Product Design; Ski Racing; Tennis; Surfing