

JACOB (JAKE) HYMES

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EDUCATION

THE WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA

Philadelphia, PA
2024

Master of Business Administration Candidate; Majors in Real Estate and Finance

- **Leadership:** Real Estate Club Board Member (Innovation)
- **Club Membership:** Finance, Social Impact, Zell/Lurie Center, Private Equity / Venture Capital

NEW YORK UNIVERSITY SCHOOL OF LAW

New York, NY
2018

Juris Doctor

- **Honors:** NYU Social Impact Transactions Clinic (1 of 8 Student Attorneys selected from >200 applicants), NYU Journal of International Law & Politics (Staff Editor selected through class-wide writing competition)

PRINCETON UNIVERSITY

Princeton, NJ
2014

Bachelor of Arts, Major in Slavic Studies & Literature

- **Honors:** Magna cum laude (GPA: 3.81), Thesis on Development of Rule of Law in Post-Soviet Russia (Grade: A)

EXPERIENCE

RADIAL POWER

New York, NY
Fall/Winter 2023

Part-Time In-House Counsel, Solar & EV Charging Operations

- Collaborated with leads of solar and EV charging business to establish commercial terms for tax equity partnerships, M&A transactions, distributions of renewable energy tax credits, and profit sharing for contracts ranging from \$10M-\$100M

RELATED COMPANIES

New York, NY
Summer 2023

Summer Associate, Affordable Housing Acquisitions

- Identified, researched, and coordinated applications to HUD's GRRP Elements Program, resulting in over \$4 million in loan financing for 5 properties in the first ever round of applications for this program
- Underwrote and managed acquisition/rehab deals ranging from \$10-\$50M incorporating LIHTC, Section 8, and HTC subsidies for multifamily properties in New York, Missouri, Kentucky, and Michigan

ALLEN & OVERY LLP

New York, NY
2019-2022

Associate, Real Estate Group

- Drafted purchase and sale agreements and oversaw diligence review (title, lease, easement, zoning, and environmental diligence) in \$348M acquisition of Perimeter Park office complex in Raleigh and \$235M acquisition of Galatyn Commons office park in Dallas for Mapletree Investments, a Singapore-based investment fund
- Managed 4-member team in review of over 50 commercial leases at a Minneapolis office building in preparation for a \$350M REIT offering; created template lease summary, supervised junior associate review of lease documents, and summarized team's findings in final diligence report
- Negotiated commercial lease agreement on behalf of Asian development bank for office space in Houston, resulting in more favorable renewal provisions and allocation of operating expenses than provided in initial term sheet
- Restructured \$150M capital call facility for Middle Eastern bank's real estate opportunity fund, creating opportunity for new LPs to join fund as well as investment in a wider range of real estate assets
- Drafted real estate provisions of membership interest purchase agreement, mortgage, and ancillary security agreements for \$735 acquisition of network of solar and wind farms across California, Nevada, and Oklahoma

Associate, Asset Finance Group

2019-2022

- Represented financial institutions and companies in domestic and cross-border financing transactions, including asset-based financings, syndicated and bilateral secured and unsecured lending, securitizations, refinancings, and leveraged acquisitions.

Associate, International Capital Markets Group

2018-2019

ADDITIONAL INFORMATION

Relevant skills: Real estate financial modeling, tax credit financing, loan and mortgage documentation, real estate and corporate due diligence, legal research and writing

Certifications: *Real Estate Financial Modeling and Investments* from REFM, *Commercial Real Estate Analysis and Investment* from MIT, admitted to the New York State Bar (2019)

Languages: Russian (fluent), Spanish and Hebrew (conversational)

Volunteering: Princeton Alumni Real Estate Network (Member), Princeton Alumni Schools Committee (Member), NYU Law & Business Mentorship Program (Mentor)