

Bianca Arriaga

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EDUCATION

The Wharton School, University of Pennsylvania

Philadelphia, PA

Candidate for Bachelor of Science in Economics; Concentrations: Finance and Real Estate

Expected May 2025

Cumulative GPA: **3.92/4.00** | AP Scholar: Statistics (5/5), Spanish (5/5), U.S. History (4/5)

Honors and Awards: Dean's List, **3/3 Semesters** | CISCO & Chicagoland Roofing Council – Awardee | Erasmus Society – Awardee

Relevant Coursework: Statistics, Finance, Accounting, Real Estate Investments, Advanced Real Estate Investments, Developments

PROFESSIONAL EXPERIENCE

Blackstone

New York City, NY

Incoming Real Estate Investment Intern

June 2024 – August 2024

William Blair

Chicago, IL

Buy-Side Summer Associate

July 2023 – August 2023

- Generated 20 ESG reports for a variety of financial companies including insurance, banks, and asset managers; evaluated them against comparable benchmarks and analyzed their MSCI Sustainability reports to assign them a rating out of 5 for each metric
- Created a 15-page slide deck assessing the risk of A2A payments, such as FedNow, to portfolio company Mastercard and other network processors by quantifying the impacts on share price; presented the deck to the 160-person global investment team

Two Sigma

New York City, NY

Real Estate Investment Intern

May 2023 – July 2023

- Entered 15 deals to Dealpath, utilized broker proformas to calculate the UROC, YOC, and spread on going-in cap rate for each
- Conducted a rent comp analysis for a prospective deal, analyzed supply pipeline and demand factors for studios/1bed, ran a sensitivity analysis on partner rental assumptions; compiled all of the information into an executive summary for Partner
- Evaluated the quality of data for a potential CRE data platform by identifying the variation between their historical absorption rates against those reported by brokers such as Cushman & Wakefield, CBRE, and JLL
- Produced a pro forma from scratch to assess a deal; built out rent roll, financing, P&L, assumptions, capex, and promote tabs

JAB Real Estate Inc

Chicago, IL

Acquisition Winter Analyst

December 2022 – January 2023

- Developed Opportunity Summary highlighting key metrics of prospective real estate transactions for JAB Principal and CEO
- Utilized a proprietary model to generate pro forma rent rolls and 5-year financial projections to assess project returns
- Analyzed and developed list of relevant sale and rent comps for two prospective multifamily residential developments
- Employed Tableau to create graphic of new construction and pending projects, categorized by class and expected delivery date

Acquisition Summer Analyst

May 2022 – August 2022

- Determined and analyzed new out-of-state investment opportunities using data from RealPage, CoStar, City and County data
- Produced 50-page market reports for real estate markets of interest including West Palm Beach and Atlanta; provided LPs with a clear understanding of rental makeup, demographics, and development trends to facilitate fund expansion nation-wide
- Updated Denver and Salt Lake City market reports to include 2020 U.S Census Bureau data and reflect current office and multi-family residential financial metrics, such as cap rates, vacancy rates, inventory, and single-family mortgage rates

LEADERSHIP EXPERIENCE

Wharton Undergraduate Real Estate Club

Philadelphia, PA

Careers Committee Head

September 2022 – Present

- Organize information sessions (~2 per month), create recruitment guides, and disseminate internship opportunities to members
- Lead career recruiting workshop series covering real estate basics, behavioral/technical questions, and hosting mock interviews

Wharton FGLI

Philadelphia, PA

President

November 2021 – Present

- Oversee all Wharton First Generation Low-Income recruiting events through targeted outreach initiatives (~ 3 per semester)
- Attend advisory meetings with the Vice Dean of Wharton and provide updates regarding club proceedings and funding

Wharton Undergraduate Finance Club (WUFC)

Philadelphia, PA

Events Committee Member

September 2022 – August 2023

- Direct the development and implementation of operations related to WUFC events; contact industry professionals to participate in panels and fireside chats; coordinate inter-collegiate networking events, investment pitches, and case competitions

Wharton Latino

Philadelphia, PA

MBA & Alumni Relations Committee Member

September 2022 – August 2023

- Cultivate and facilitate one-on-one mentoring relationships between MBA students and undergraduate club members
- Manage and initiate new and existing relationships between club and Wharton alumni across Latin America

ADDITIONAL

Skills: Spanish (Fluent), ARGUS Software, Microsoft Office, Wall Street Prep Excel Crash Course (RE WIP), Mandarin (Basic)

Membership: SEO Career EDGE Fellow, Daniel Murphy Scholarship Foundation, Chicago Scholars, Arthur J. Schmitt Foundation

Programs: Blackstone Future Women Leaders Program, Goldman Sachs Possibilities Summit, Phelps Forward Investing

Interests: Marvel Cinematic Universe, Mexican Board Games, Latin Music, Crosshatching, Financial Literacy