

Joseph Holahan

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EDUCATION

The Wharton School of Business, University of Pennsylvania, Philadelphia, PA

May 2026

Candidate for Bachelor of Science in Economics

Concentrations: Finance and Real Estate

Cumulative GPA: 3.96/4.0

Relevant Coursework: Real Estate Investment, Real Estate Law, Corporate Finance, Accounting, Business Economics, Calculus 2

Roman Catholic High School, Philadelphia, PA

June 2022

Unweighted GPA: 4.0/4.0

Academic Accomplishments: Valedictorian, ranked #1 by GPA out of 215 students for all eight semesters

REAL ESTATE AND FINANCE EXPERIENCE

McCann Commercial Real Estate | *Incoming Licensed Real Estate Sales Agent*

May 2024-September 2024

- Facilitate transactions for both buyers and sellers, specializing in property acquisitions and lease agreement negotiations
- Conduct comprehensive market research and analysis in commercial real estate across asset classes in the Philadelphia and Southern New Jersey markets

Wharton Undergraduate Real Estate Club | *Communications Committee Member*

September 2022-Present

- Researched, wrote, and published article on residential golf course real estate demand shock, garnering over 3,500 views
- Ran committee initiative to expose students to real estate education through growing the club's email listserv, publishing current event article summaries on Instagram, and starting a real estate club podcast
- Conducted personal interviews with industry professionals including VP of Blackrock, founder of The Klein Company, and founder of Cooper Square Acquisitions in order to research entrepreneurship in real estate
- Participated in biannual Zell/Lurie Real Estate Center's member meetings, one of the premier gatherings of real estate professionals, to learn about macroeconomic trends impacting real estate from industry leaders

Wharton Investment Trading Group | *Real Estate Investment Team Analyst*

September 2023-Present

- Deployed financial modeling skills to complete a comprehensive underwriting model for a 264-unit value-add apartment deal located in Marlborough, MA
- Assessed comparable rents, renovation plans, recent transactions, and local demand drivers to craft an investment committee memo
- Met weekly with team members to apply real estate valuation techniques and identify trends in commercial real estate using market research reports from CBRE

Wharton Undergraduate Finance Club | *Case Team Member*

September 2023-Present

- Learned to analyze a business through examination of the balance sheet, income statement, and statement of cash flows
- Built a discounted cash flow model to understand a stock valuation technique and the time value of money

LEADERSHIP EXPERIENCE

Wharton Management Club | *Events Committee Member*

September 2023-Present

- Organized and executed guest speaker events to educate student members about careers in consulting
- Developed and implemented a successful corporate outreach strategy through cold emails, effectively initiating and nurturing valuable relationships with key decision-makers in target organizations

Center City Legal Reproductions | *Junior Client Representative*

January 2021-August 2022

- Led initiatives in cross functional role working in three departments: accounting, billing, and problem solving
- Generated an increase in efficiency of check coding in the accounting department by 50%
- Prepared and distributed billing invoices to clients at a rate of 80 plus invoices a day

Golf Team Captain | *Roman Catholic High School*

August 2018-May 2022

- Spearheaded movement for longer and more frequent practices as well as culture shift towards discipline which led our team to the win school's first golf championship
- Awarded All-Catholic achievement in the Philadelphia Catholic League Championship by shooting a top ten score in a field of over 100 competitors

SKILLS, CERTIFICATIONS, AND INTERESTS

Skills: Real Estate Financial Modeling, Microsoft Office, Speaking and Presentations, Writing

Certifications: Bloomberg Market Concepts, "Break into CRE" Real Estate Financial Modeling, Project Destined Academy

Interests: Weightlifting, Golf, Self-Improvement Books, Acoustic Guitar