

JP Nash

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EDUCATION

University of Pennsylvania

Expected May 2026

Master of City Planning, Public-Private Development Concentration

Philadelphia, PA

- **Relevant Coursework:** Introduction to Property Development, Quantitative Planning Analysis Methods

Saint Louis University

May 2022

Bachelor of Arts, Economics, Philosophy

St. Louis, MO

- **GPA: 3.6/4.0;** *cum laude*; Dean's List; Omicron Epsilon Pi Honors Society
- Delta Sigma Pi, President; Sigma Tau Gamma, President; SLU Club Volleyball, Captain

PROFESSIONAL EXPERIENCE

Greater St. Louis, Inc.

Mar. 2023 – Aug. 2024

Real Estate Investment Manager

St. Louis, MO

Greater St. Louis, Inc. is a nonprofit comprised of the business community, local institutions, and organizations seeking to foster economic development and growth in the St. Louis region.

- Assisted in administering the \$200 million Arch to Park Equity Fund targeting job, population, and tax growth through real estate investment in St. Louis.
 - Applied real estate development and finance concepts to investment work, personally overseeing the creation of equity and debt-side business terms for the deployment of \$13 million in capital.
- Performed investment underwriting through financial modeling and economic/demographic analysis and utilizing local, state, and federal public incentives.
- Prepared materials for investment opportunities to Board & Investment Committee on quarterly basis; presenting briefing memoranda, pro forma analyses, and responses to Committee inquiry.
- Managed a real estate portfolio of approximately \$75 million to ensure legal compliance, public safety, property management, and tenant relations.
- Monitored and reported portfolio performance, identifying underperforming investments and evaluating opportunities to maximize economic development and financial returns.

Nash Properties, LLC

June 2020 – Oct. 2024

Project and Development Coordinator

St. Louis, MO

Nash Properties is a residential and commercial developer and property management company

- Coordinated the renovation of 50 apartment units, prioritizing quality assurance and speed to ensure fast turnover while meeting budget constraints.
- Procured bids and managed vendors for project performance, balancing cost and quality to optimize resource allocation.
- Managed repair and maintenance services for over 200 units, focusing on tenant satisfaction, ensuring timely responses to maintenance requests and enhancing overall living conditions.
- Developed investor presentations and assisted in procuring financing for new investments, enhancing stakeholder engagement and exploring opportunities in underinvested neighborhoods.

VOLUNTEER EXPERIENCE

Missouri Youth in Government

2017 – 2023

Program Coordinator

Jefferson City, MO

Youth in Government is a YMCA program to prepare middle and high school students responsible leadership in the American democratic process through guidance, training, and experience in the theory and practice of determining public policy.

CERTIFICATIONS & SKILLS

Certifications: ULI *Principles of Real Estate Finance and Investment*, 2024; UMSL *Planning and Zoning*, 2022

Skills:

<u>Analysis</u>	ARGUS	ArcGIS Pro	R Studio	Excel	
<u>Research</u>	BLS	Census.gov	CoStar	OnTheMap	Social Explorer
<u>Design</u>	InDesign	Illustrator	Photoshop	Office	