

Kristina V. Tsyshevskaya

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EDUCATION

B.S. Business Administration – Finance and Real Estate Emphasis

GPA: 3.9

Economics Minor

Dean's List all semesters

Chapman University, George L. Argyros School of Business and Economics

Expected Graduation: December 2020

WORK EXPERIENCE

Real Estate Analyst Intern

June 2020 – August 2020

Green Street Advisors, Newport Beach, CA

Green Street Advisors is the premier provider of research, advisory and analytics to the commercial real estate industry

- Prepare and maintain detailed financial models/valuation, projections, and databases
- Construct research reports related to real estate markets
- Closely follow and understand real estate equity market activity
- Develop knowledge on the sector(s) assigned and Green Street's overall research framework

Commercial Acquisitions & Credit Strategies Intern

January 2020 – April 2020

CBRE Global Investors, Los Angeles, CA

CBRE Global Investors is a real estate investment firm with \$113 billion assets under management

- Underwrote \$647 million and \$821 million worth of industrial and office assets in Argus, respectively
- Underwrote \$436 million worth of loans for office and multifamily assets for financing and refinancing purposes in Excel
- Created pitchbooks/confidential information memorandums for presentations to the Investment Committees and Senior Management in PowerPoint
- Conducted detailed analysis and due diligence of various commercial properties, including financial statements, taxes, tenants, and leases for all new real estate / loan acquisitions

Property Management Assistant

August 2019 – Present

Chapman University, Office of Real Estate and Property Management, Orange, CA

- Assist with property and real estate portfolio management valued over \$200 million
- Track vacancies, rents, receivables and payables for 170 properties in Rent Manager and TMA systems
- Assist in preparation of operating budgets for 14 guest houses (approx. \$150K/YR), CAM reconciliations and monitor expenditures
- Assist with the initiation, distribution, execution, closing and filling of work orders

Janes Financial Center Residency Program – REIT Analyst

August 2019 – Present

Chapman University, George L. Argyros School of Business and Economics, Orange, CA

- Assist with preparing an analyst report for Five Point Holdings (NYSE: FPH)
- Valued and analyzed various REITs to add to Chapman University's portfolio (NYSE: ACC, NASDAQ: SBRA, NYSE: PSA)
- Present Buy/Sell/Hold recommendations to CFA Institute of Orange County and Board of Trustees

SKILLS, CERTIFICATIONS & TRAINING

Language: Fluent in English; Fluent in Russian and Ukrainian (native); Advanced in French (read and write)

Technical: ARGUS, Bloomberg Terminal, EViews, Microsoft Office: Excel, Word, PowerPoint, Outlook; Access, Facebook Ads Manager

Certifications: ARGUS Software Certification, ARGUS; Bloomberg Market Concepts Certification, Bloomberg

Training: Wall Street Prep – Financial Modeling; Real Estate Financial Modeling

LEADERSHIP & INVOLVEMENT

Member of Beta Gamma Sigma

March 2020 – Present

- Member of the International Business Honor Society; as a qualifying junior, my GPA is in the top 7% of all the students in the George L. Argyros School of Business and Economics
- Membership is exclusive to only the top 10% of undergraduate students at the world's best business schools

Member of National Honors Society of Leadership and Success

February 2018 – Present

- Awarded for outstanding academic achievement, demonstrated leadership, and exemplified good character