

# JEREMY I. BACHRACH

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## QUALIFICATIONS

- Experienced junior associate with the ability to identify and underwrite credit risks in real estate transactions.
- Argus Valuation DCF and Excel power user with excellent cash flow and proforma modeling skills.
- Knowledge and understanding of real estate legal ownership structures.

## PROFESSIONAL EXPERIENCE

### PRUDENTIAL MORTGAGE CAPITAL COMPANY ("PMCC"), San Francisco, CA

June 2015-Present

#### *Junior Associate – Affordable Housing*

- Underwrote and sized over \$3 billion in senior debt secured by 300 multifamily assets across all major western markets.
- Originated Fannie Mae, Freddie Mac and FHA senior debt secured by multifamily housing with various affordability restrictions including Section 42 low income housing tax-credits, and Section 8.
- Prepared investment committee memorandums for the Chief Credit Officer, which included in-depth market, borrower credit, and financial analysis.
- Independently managed multiple fast paced transactions including projects involving publicly issued tax-exempt bonds.
- Utilized Excel to design template models, which are used by over 50 internal employees to evaluate financing options across multiple capital sources, and built custom models to analyze transaction specific risks.
- Independently managed borrower relationships from initial contact through loan closing.
- Trained and managed junior analysts, which included developing a project management system to efficiently delegate and monitor responsibilities.
- Led analyst recruiting efforts at multiple top public universities, including crafting and executing the marketing plan which resulted in 5 direct hires.

#### **Notable Projects:**

- Designed underwriting standards to recognize electricity savings generated by photovoltaic (solar) systems, which have been approved by Freddie Mac.
- Prepared and presented firm wide training on sound attenuation as it relates to assets involving FHA financing.
- Designed cash flow disbursement model to manage the flow of funds during construction funding, which included the ability to adjust the priority of funds, and the timing of equity and debt installments.
- Winner of annual PMCC analyst case competition.

### PMCC, San Francisco, CA

June 2014-June 2015

#### *Senior Investment Analyst – Affordable Housing*

### PMCC, San Francisco, CA

June 2012-June 2014

#### *Investment Analyst – Affordable Housing*

### UBS REALTY INVESTORS, Hartford, CT

June 2011- April 2012

#### *Intern- Portfolio Management*

- Completed a stream of ad-hoc client requests that included leasing, leverage, attribution, diversification and allocation analysis.
- Compiled various data and metrics for the Trumbull Property Fund quarterly report, and interpreted data to write report results commentary.
- Attended weekly deal review meetings reviewing a large number of properties for a NCREIF-ODCE fund.

## EDUCATION

### UNIVERSITY OF CONNECTICUT ("UConn"), Storrs, CT

August 2008- May 2012

#### *School of Business, Bachelor of Science, Real Estate and Urban Economics*

**Relevant Courses:** Real Estate Investments, Real Estate Finance, Fixed Income Markets and Derivatives, Real Estate Principles, Investments and Security Analysis, Financial Management

**Awards:** UConn Real Estate Center Student of the Year, UConn Real Estate Center Award, Byrl N. Boyce Valuation Scholarship Recipient

**Involvement:** Real Estate Society Secretary, Alpha Epsilon Pi Fraternity Alumni Chair, UConn Hillel Board Member, Student Manager of the UC Cafés

## INTERESTS

Hiking (enjoy getting outdoors as much as possible), Technology (enjoy staying up to date on the latest tech gadgets), and being a foodie (always looking for the best places to grab a bite).