

Matthew Ibalio

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EDUCATION

CFA Institute

Candidate – CFA Level 1 Exam

Nov 2025

DePaul University

Master of Business Administration (MBA) - Concentration in Real Estate Finance & Investment

2022-June 2025

Cum Laude - GPA: 3.8/4.0

Bachelor of Arts (BA) - Marketing & Management – Minor in Psych

2015-2018

Magna Cum Laude - GPA: 3.7/4.0

PROJECTS

REIT Investment Recommendation

Apr 2025 – Jun 2025

- Valued REITs in MS Excel using DDM to write a buy/hold/sell recommendation

Commercial Property Investment Analysis

Sept 2024 – Nov 2024

- Performed credit and financial analysis, including cash flow analysis, to develop value estimates for commercial properties using ARGUS
- Applied CoStar and STDB market analysis tools to support forecasts

BarSts Portfolio Allocation Recommendation

Sept 2024 – Nov 2024

- Constructed efficient portfolios using Markowitz analysis and reported recommendations

Multi-Family Property Analysis

Sept 2023 – Nov 2023

- Conducted in-depth financial analysis on multi-family properties using DCF analysis in MS Excel to determine purchase prices across various scenarios
- Supported Co-Star rents, growth and vacancy rates using population and demographic trends data from STDB

EXPERIENCE

McMaster-Carr

Customer Advocate, Weekend and Daytime

2025-Current

- Selected for specialized weekend operations team due to high performance and problem-solving abilities

Text Contact Solutions Specialist

2023-2024

- Efficiently resolve approximately 100 customer problems daily, exceeding responsiveness metrics

Overnight Sales Group

2022-2023

- Perform all sales and customer service roles, problem-solving inquiries 70-100 times per night.

Customer Advocate, Weekend and Daytime

2021-2022

- Collaborate with customers on the phone to solve their problems, 70-100 times per day
- Selected for specialized weekend operations team due to high performance and problem-solving abilities

Training Facilitator

2020-2021

- Trained a new team of 3+ members that specialize in managing inventory levels of over 300+ COVID related items
- Collaborated on the creation of training documents to streamline inventory management processes for over 300+ COVID-related items.

Customer Solutions Specialist

2019-2020

- Piloted a role to manage the inventory levels of over 300+ COVID related items.
- Exceeded monthly metrics by 50% over 12 months, through exceptional efficiency

National Association of Asian American Professionals (NAAAP)

Marketing and Social Media Team Lead - National Team

Oct 2020 – Jan 2021

- Strategized campaign phases, created marketing copy, and assigned deliverables for our team of 3
- Oversaw & coordinated our day-of marketing team of 7 to post across Facebook, Instagram, LinkedIn and Twitter
- Achieved a 93.75% increase in registrations from 2019 and a 47.62% increase from 2020, demonstrating effective strategic execution and quantifiable results.

SKILLS

- Financial Modeling & Valuation:** MS Excel (Advanced), Investment Valuation, Investment Analysis, DCF
- Market & Data Analysis:** CoStar, STDB.com, Data Interpretation, Report Writing
- Valuation & Forecasting:** Investment Valuation, Cash Flow Analysis, Data Interpretation, Report Writing
- Business & Operations:** Project Management, Client Relationship Management, Oral Communication.