

# Nazanin Shirazian

✉ nazanin.sh70@gmail.com 📞 015166149189 🌐 <https://www.linkedin.com/in/nshirazian/>



## SUMMARY

Investment analyst with a track record of supporting large-scale portfolios and high-profile transactions, combining technical expertise with strong interpersonal and organizational skills. I excel in fast-moving environments, bringing discipline, adaptability, and a collaborative mindset. Hard-working and open to new experiences, I enjoy taking on responsibility, leading initiatives, and translating complex analysis into actionable strategies for diverse stakeholders.

## EXPERIENCE

### Investment Analyst

Skjerven Group (February 2023 – Present, Berlin)

- ✓ Built and maintained a €5bn acquisition pipeline, screening 30+ broker offers daily and selecting high-potential assets based on yield, location, and unit structure.
- ✓ Produced DCF models, rent roll analyses, and exit scenarios that directly informed €2bn of acquisition and sales decisions.
- ✓ Partnered with the CEO and Investor Relations team to pitch business plans to institutional investors (e.g., BlackRock, Bain Capital, Nuveen), securing buy-in for new portfolios.
- ✓ Delivered market research and comparables analyses (CBRE, Savills, ImmoScout, Gutachterausschuss) that shaped pricing, negotiation strategy, and capital allocation.
- ✓ Coordinated end-to-end transaction processes, from NDA preparation and data room setup to investor reporting and closing documentation.

### Crypto & Stock Trader

Private Trading Group (January 2019 – January 2021, Tehran, Iran)

- ✓ Actively traded equities and crypto with a focus on price action, market cycles, and technical setups, achieving ~20% average annual returns.
- ✓ Grew portfolio AUM by ~45% over 2 years through a mix of swing trades, position trades, and selective long-term holds.
- ✓ Applied fundamental drivers (earnings, macro events, sector trends) alongside technical analysis to build conviction in trades.
- ✓ Prepared equity research notes and trade strategies for various industries and digital assets.
- ✓ Developed a systematic approach to risk management: position sizing, stop-loss placement, and capital allocation across asset classes.

## EDUCATION & Certificates

### Masters of Finance and Investment

University of Creative Arts (UCA) • Berlin • 2021

### MBA

Minor in Strategy • University of Tehran • Tehran, Iran • 2021

## **Bachelor of Science In Economics**

University of Tehran · Tehran, Iran · 2014

## **ESG-Strategie und nachhaltiges Investment**

DGNB · Berlin, Germany · 2025

## **Trading Using Technical Analysis**

CFI · Berlin, Germany · 2022

## **Real Estate Financial Modeling**

CFI · Berlin, Germany · 2022

## **Project Management**

UCA · Berlin, Germany · 2022

## **Financial Modeling**

UCA · Berlin, Germany · 2022

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## **SKILLS**

- ✓ Financial Modeling & Valuation: Excel, Google Sheets, Argus Enterprise, SQL, DCF, IRR, MOIC, Comparable & Precedent Transaction Analysis, Argus Enterprise
- ✓ Presentation & Communication: PowerPoint (Advanced), Google Slides, ThinkCell, Tableau, Video presence, Investor-facing communication
- ✓ Research & Analytics: Bloomberg, Capital IQ, FactSet, PitchBook, TradingView, CB Insights, Macroeconomic & Sector Research
- ✓ Sustainable Finance & ESG: DGNB Certified in ESG Strategy & Sustainable Investment, ESG Reporting & Analysis
- ✓ Languages: English (C2), German (B2), Persian (C2)