

Carla Bremauntz

Boston, MA | (713)969-7731 | cbremauntz1@babson.edu | LI: <https://www.linkedin.com/in/carla-bremauntz/>

Summary Skills

A motivated, adaptable and responsible senior student seeking a position post-graduation in January 2019. Where I can utilize my financial reporting, underwriting and market research skills in a real estate investment firm.

Education

CANDIDATE FOR B.S. | BABSON COLLEGE | EXPECTED DEC 2018

- Cumulative GPA: 3.69/4.0, Dean's List
- Course work Finance & Real Estate: Principles of Finance, Financial Markets and Instruments, Security Valuation, Corporate Financial Management, Corporate Financial Modeling and Decision Tools, Real Estate Finance and Advanced Modeling, Real Estate Investment, Real Estate Transactions and Law

Experience

ACQUISITIONS AND ASSET MANAGMENT INTERN| ALARA VENTURES| 05/2018-08/2018

- Underwrote an office portfolio, 5 buildings, with Argus; in the process of negotiation for a valuation of 16M
- Underwrote a 689-unit multifamily property; utilized Axiometrics for data analytics
- Created a mezzanine debt model; utilized in a new investment strategy
- Researched potential multi-family acquisitions in a new market; 1 property selected for acquisition
- Generated quarterly reports for investors; providing them with updates on their returns
- Valued 3 multifamily assets to judge performance; analyzed their YTD and OTD performance
- Modified existing waterfall model; providing investors with their distributions and overall IRR

CAPITAL MARKETS ANALYST INTERN| AVISON YOUNG| 02/2018-05/2018

- Gather and research commercial transaction records using CoStar and CompStack
- Analyzed OM's gathering net effective rents for valuation purposes
- Researched with CRM database - Sales Force Apto - potential tenants and properties for ongoing projects

DEVELOPMENT REAL ESTATE INTERN| ALLIED ORION | 06/2017-08/2017

- Projected construction costs for a 20 townhome project; in the process of negotiation
- Underwrote 2 multi-family properties; in the process of development for a valuation of around 100M
- Negotiated with brokers; acquired a lot of land for the purpose of development of 29 townhomes
- Created rent comparable using Co-Star to evaluate potential acquisition proposals

CEO| BABSON BELLE | 08/2015-02/2016

- Participated in 17-member student run business that sold beauty bags; successfully broke-even
- Prepared startup costs, balance sheet, income statement and cash budgets to measure team productivity
- Ensured deliverables were on schedule and of superior quality; managed team and four departments

Campus Leadership

Vice President | Real Estate Club | 09/2017-Current

UG Director of Speakers | Babson Latin American Club | 08/2015-Current

Member | AEM (Asociación Emprendedor Mexicano) | 08/2016-2017

Extra

Argus Proficient

Course Introduction to Spreadsheets and Models | Wharton | 07/2017

Science Award | 2016/2017

Proficient in: English, Spanish and German