

# Devin Arin Ergul

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## EDUCATION

### University Of Massachusetts Amherst

B.S. – Managerial Economics & Isenberg Business Minor. *GPA: 3.71*

Amherst, MA

December, 2025

## PROFESSIONAL EXPERIENCE

### Independent Real Estate Investment Venture

*Real Estate Acquisition & Asset Manager*

Amherst, MA

8/2023 – Present

- Developed fully integrated Excel underwriting models to assess acquisition feasibility through rent roll projections, expense assumptions, and leveraged return metrics for an investment property acquisition in Amherst
- Increased asset equity by 12% in three years and achieved a 24% IRR and 16% cash-on-cash return through strategic renovations, operational efficiency, and proactive tenant management
- Manage tenant screening, cash flow analysis, and lease management, maintaining a 5% vacancy rate and 1.4x DSCR

### Scale AI

*Finance, Economics, & Marketing AI Expert*

Remote

12/2023 – Present

- Applied financial and economic domain expertise to evaluate model outputs, identify breakdowns in valuation logic, and improve AI performance in tasks involving forecasting, risk assessment, and market interpretation
- Built controlled financial and economic test cases that exposed failures in pricing, macro interpretation, and risk logic, improving output reliability and helping reduce failure rates by over 90%

### The Fallon Company

*Real Estate Investment Program Instructor*

Boston, MA

6/2025 – 8/2025

- Led investment training sessions alongside Fallon Company analysts in a real estate initiative focused on investment property acquisitions, valuation modeling, and capital strategy
- Directed students through DCF, IRR, NOI, and cap rate analysis using Excel-based pro formas and market comps to evaluate investment opportunities and build a professional investment proposal
- Advised team on equity structuring, financing strategy, and presentation delivery, earning recognition for Best Investment Proposal among the program cohort

### Re-Volt Charging

*Operations Analyst*

Cambridge, MA

6/2024 – 11/2024

- Aligned government funding opportunities with EV charger deployment plans by integrating financial forecasts, ROI modeling, and carbon reduction data into project execution strategy
- Conducted market and regulatory research to assess EV infrastructure investment feasibility, evaluating incentives, regional demand drivers, and long-term cost efficiencies

## RELEVANT PROJECTS

### Automated Regime-Based Portfolio Allocation System

Fall 2025

- Built a Python-based portfolio engine that ingests 13 macro indicators, including breakeven inflation and financial conditions, applies custom z-score normalization, and generates regime probabilities for dynamic allocation
- Automated a full analytics pipeline that computes returns, volatility, Sharpe/Sortino, drawdowns, and VaR across asset classes, producing allocation recommendations and investment-grade memos from integrated model outputs

### Bentley University, Valente Center – Lead Researcher

9/2022 – 5/2023

- Led a data-driven research project evaluating the macroeconomic and geopolitical effects of U.S. economic sanctions on Iran and Russia, focusing on key indicators such as GDP, inflation, FDI, and capital flows
- Analyzed time-series economic data from global sources to evaluate sanction impacts and authored a 23-page policy paper, providing actionable insights for foreign policy decision-makers

## SKILLS

*Analytical:* Financial Modeling, Investment Underwriting, Econometric Modeling, Risk Assessment, Regression Analysis

*Software & Productivity:* Excel, Python (Pandas, NumPy, SciPy, Statsmodels), SAS, Microsoft Office & Google Suite