

Brendan Nussenblatt

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EDUCATION

Indiana University, Bloomington, IN

May 2026

Bachelor of Science in Informatics (Information System Engineering), Minor in Business & Financial Literacy

- *Informatics Major GPA: 4.0/4.0, Cum GPA 3.74/4.0*

Honors & Awards: *Dean's list Fall 2023 and Spring 2024, Phi Eta Sigma National Honors Society Member*

Relevant Coursework: *Foundations of Accounting, Personal Finance, Financial Markets, Introduction to Financial Management, The Computer in Business, Legal Environment of Business, Real Estate Principles, Business Statistics, Strategic Management and Leadership*

LICENSES & CERTIFICATES

- Completed 11 module Wall Street Financial Modeling Course
- Completed 77-hour New York Real Estate License Course
- Bank of America - Investment Banking, Goldman Sachs - Software Engineering & Mastercard - Cybersecurity Courses

EXPERIENCE

SitusAMC | *Credit Analytics Intern*, New York, NY

June – August 2025

- Analyzed as-is and stabilized cash flows for loan portfolios
- Calculated Debt Service Coverage Ratios (DSCR) on loans to validate loan performance
- Participated in credit risk and surveillance meetings to track market trends and loan performance
- Ensured accuracy of loan data through Excel validation and documentation checks
- Tracked inventory of rent rolls, AR, balance sheets, and officer certificates for loan portfolios

Compass | *Commercial Real Estate Intern*, New York, NY

May – August 2024

- Identified and analyzed 100 high-potential locations for properties for Tartinery Bakery expansion
- Used Costar and Excel to create comprehensive lists of commercial properties for clients
- Collaborated with colleagues to prepare targeted property tours for investors using Co-Star and Excel.
- Identified and analyzed pickleball court location for national company's expansion

New Tradition Media | *Intern*, New York, NY

June – August 2023

- Developed and executed national outreach strategies targeting potential outdoor sign advertising clients
- Created a 20% increase in deal flow
- Conducted extensive market research on media buyers to identify thousands of potential advertising prospects

Fly Studio | *Intern*, Montreal, Canada

May 2023

- Generated innovative ideas to improve user game experience for global video game making company
- Gained technical proficiency in cutting-edge AI tools such as Midjourney to enhance software and data analytics
- Collaborated in Project Development Meetings and dynamic team brainstorming sessions with senior management

LEADERSHIP & COMMUNITY SERVICE

Clean Hands for Haiti | *Non-Profit Mentor and Volunteer*

2015 - 2023

- Helped organize 6 fundraisers for poor families in Haiti – over \$100,000 raised
- Mentored Haitian natives and immigrants in NYC
- Collected and donated clothes, shoes, and electronics for impoverished Haitians

SKILLS & PERSONAL

Technical: Highly Proficient in Microsoft Office, Adobe Suite & Co-Star; Familiar with Python, CSS, SQL & HTML

Interests: High School Basketball Team Captain, League MVP, Top 5 scorer in NYS; Weightlifting, Pickleball, & Surfing