

# Charlie M. Wheeler

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## EDUCATION

**University of Wisconsin-Madison** | Bachelor of Business Administration  
Major: Finance | Real Estate Focus | GPA: 3.6/4.0

**Madison, WI**

Expected Graduation: 05/2026

**Hong Kong University of Science and Technology** | Study Abroad  
Finance | AI Systems in Business | Autonomous Vehicles & Robotics

**Hong Kong, SAR**  
05/2025

## PROFESSIONAL EXPERIENCE

### Stotan Industrial

*Development Analyst Intern*

**Chicago, IL**

06/2025 - 08/2025

- Led a capstone project by selecting a market, finding a 47-acre off-market parcel, engaging the landowner, designing a 703,620SF project, submitting an LOI, and presenting the development opportunity to our Investment Committee.
- Collaborated directly with the executive suite and market officers, preparing memos and underwriting industrial projects across 8 target logistics markets, maximizing yield-on-cost while mitigating capital risk.
- Researched and authored a report that outlined key data-center suppliers and their geographic expansion to understand the impact that U.S. data-center growth has on industrial leasing.

### Colliers International

*Real Estate Brokerage Intern - Office/Light Industrial*

**Walnut Creek, CA**

05/2023 - 08/2024

- Analyzed operating statements, rent rolls, and leases for strategic decision-making on commercial investments.
- Supported the investment team with analysis, drafting offering memoranda, and purchase agreements.
- Performed due diligence on companies during the leasing process to assess credit risks.

### Lamorinda Mobile Auto Washers

*Owner*

**Moraga, CA**

04/2022 - 08/2024

- Owned and managed a 7-person mobile detailing company in my community, getting awarded a “Favorite Local Business.”
- Developed a streamlined customer acquisition process, leading to a 25% increase in customer retention.
- Designed and implemented efficient mobile washing workflows, promoting service optimization.
- Managed end-to-end business operations, including financial planning, customer acquisition, and quality control.

## PROJECTS

### Claro Comps - AI-Powered CRE Data Tool

*Developer | [www.clarocomps.com](http://www.clarocomps.com)*

**Chicago, IL**

05/2025 - 08/2025

- Built a web app that converts broker PDFs and Lease Comps into Excel tables, cutting data entry time by 60-80%.
- Iterated the UI based on analyst feedback to improve workflow, enabling processing of 30+ comps weekly.

Key Tools & Skills: React: *Supabase (PostgreSQL & Auth), Claude AI API, Vercel & Railway CI/CD, Git/GitHub*

## LEADERSHIP AND INVOLVEMENT

### Wisconsin Real Estate Club

*Associate Member & Mentor*

**Madison, WI**

08/2023 - Present

- Analyzing and assessing real estate deals, practicing underwriting cases, and creating proformas.
- Actively participating in conferences and events, learning the real estate process through industry professionals.

### Capital Management Club

*Portfolio Analyst*

**Madison, WI**

08/2022 - Present

- Performed a successful solo stock pitch and DCF analysis on Alibaba Group.
- Managing a stock portfolio of over \$230,000, performing various stock analyses, using PowerPoint, and Excel.
- Analyzed companies and completed a stock pitch for the group pitch competition.

### Boy Scouts of America

*Eagle Scout*

**Lafayette, CA**

2015 - 2022

- Organized and led the construction of four high-quality planter boxes at a STAND! shelter for domestic abuse victims.
- Administered and planned troop events as a Senior Patrol Leader, working with adult leaders to promote fun scouting and to help build leadership skills in the scouts.

## SKILLS

Microsoft Excel /Office, ARGUS, Modeling and Underwriting, SQL, Cursor, Project Management, Business Negotiations

## INTERESTS

Renewable Infrastructure, Real Estate Development, Transportation, Backpacking in the Sierras, Running, MN Vikings