

JOHN BIEGALSKI

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Experience

Pennsylvania Real Estate Investment Trust (PREIT)

Philadelphia, PA

Asset Management Analyst

January 2015 - Present

Support the Asset Manager and provide financial oversight and guidance to operating and leasing management staff for a region of retail real estate assets within the company's portfolio.

- Head National Key Account package lease renewals; Spearheaded the development of the main negotiating platform used to serve as ongoing and final document in National Tenant package deals in order to maximize revenue.
 - Monitor and renegotiate bankrupt and at-risk National Tenants package contracts to reduce budget and co-tenancy exposure.
- Conduct financial analyses and research to support SVP and the Asset Managers recommending long-term financial strategies based upon operating cash flows, capital requirements, merchandising trends and redevelopment alternatives.
- Assist CFO and COO in preparation for quarterly earnings calls and ad hoc projects.
- Execute statistical and market analysis on a daily basis to discover trends within individual shopping centers, regions, and national tenants.
- Manage the life cycle of deals within assigned region across departments to ensure accuracy of negotiated terms and completion.
- Collaborate with Leasing to formulate and document a five year leasing game plan for annual budget and actively manage a monthly reforecast.
- Utilize Argus DCF and Enterprise software to assist Acquisitions in underwriting properties for sale and potential JV opportunities.

PREIT (NYSE:PEI) is a publicly traded real estate investment trust specializing in the ownership and management of differentiated shopping malls. PREIT owns and operates over 23.5 million square feet of retail space in the eastern half of the United States with concentration in the Mid-Atlantic region's top MSAs.

Clarendon Properties, LLC

Wilmington, NC

Property Financial Analyst – Intern

2013 – 2014

- Assisted with due diligence, financial analysis, and feasibility studies for all new prospective Marriott and Hilton hotels development.
- Market and sensitivity analysis for Marriott and Hilton hotels, medical facilities, and apartment complexes in the south east.

Shorebreak Pizza Grille

Avalon, NJ

Manager

Summers 2006-2014

- Managed front and back of house operations.
 - Maintained desired expense to sales ratios throughout the season.
 - Quality work in inventory control, accounts receivable, accounts payable, and customer relations.
 - Hired and mentored over thirty new employees.
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Education

University of North Carolina Wilmington

Wilmington, NC

Cameron School of Business

May 2014

Bachelor of Science, Business Administration, Finance, GPA: 3.78

Activities: Student Finance Association; Seahawk Investment Management; Marketing Fraternity Phi-Sigma Epsilon; Cameron Executive Network; Surf Club.

Additional

Awards: The President's Volunteer Service Award (2015), Dean's List (2012-2014)

Volunteering: Brendan Borek High Tides Memorial Fund, Surfrider Foundation, ICSC

Computer Skills: Microsoft Office, Oracle - JD Edwards, Planimetron, Argus Enterprise and DCF, Bloomberg certified in Equity and Fixed Income Analysis, Microsoft Power BI

Personal: I enjoy music, traveling, the ocean, and Philadelphia Sports