THIAGO PEIXOTO

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EDUCATION

UNIVERSITY OF CENTRAL FLORIDA   **Olando, FL**

Bachelor of Engineering in Computer Science; Concentration in Software Development; Minor in Mathematics   *Expected Aug 2028*

- Relevant Coursework: Data Structures, Algorithms, Systems Programming, Discrete Math.

SANTA FE COLLEGE   **Gainesville, FL**

A.A. in Computer Science   *Aug 2023 – Aug 2025*

PROJECTS

Personal Portfolio

- Designed and coded a personal portfolio website using HTML and CSS to showcase projects, coursework, and contact information.
- Implemented clean, accessible layouts with optimized navigation and metadata for improved SEO and user experience.
- Deployed the site through GitHub Pages, managing version control and updates to maintain a professional online presence.

Investment Tracker

- Developing a Python based investment tracker that monitors selected assets and provides updates on performance and upcoming financial events.
- Utilizing APIs and data parsing techniques to retrieve and display real time stock information in a user-friendly format.
- Implementing input validation, loops, and conditional logic to automate calculations and improve program efficiency.

RV Park Data Scraper & Property Database

- Designed and implemented a Python-based web scraping tool to extract RV park property data from Good Sam, transforming unstructured web data into clean, structured datasets for analysis.
- Built an automated pipeline to export scraped data into Excel, creating a scalable, multi-state database of RV parks to support investment screening and comparative analysis.
- Implemented data parsing, validation, and organization logic to ensure accuracy, consistency, and completeness across property records collected from multiple pages.
- Optimized scraping workflows to handle large datasets efficiently, reducing manual data collection time and enabling faster property evaluation and decision-making.

RV Park Automated Weekly News

- Built an automated system to aggregate RV and outdoor hospitality news from multiple sources and categorize content by topic.
- Generated executive style summaries to streamline market monitoring and support investment and acquisition decisions.
- Implemented schedule delivery to ensure consistent, up to date industry intelligence with minimal manual effort.

PROFESSIONAL EXPERIENCE

ATHENA REAL ESTATE   **Orlando, FL**

Business Development Intern   *Dec 2025 – Present*

- Performed comprehensive deal analysis and property underwriting by evaluating financial statements, stress-testing key assumptions, and assisted in determining acquisition viability based on risk-adjusted performance metrics.
- Automated data collection, cleaning, significantly reducing manual research time while improving data accuracy and consistency across property evaluations.

ACTIVITIES

DESIGN & CODE   **Orlando, FL**

Club Member   *Aug 2025 – Present*

- Gained hands on experience using version control tools like GitHub for collaborative development.
- Engaged in a creative and technical environment that encouraged continuous learning and innovation.
- Participated in weekly workshops covering topics such as HTML, CSS, Python, and UI/UX design fundamentals.

PHI THETA KAPPA

Member   *Aug 2024 – Present*

- Inducted into Phi Theta Kappa for outstanding academic achievement and commitment to leadership, scholarship, and service.
- Demonstrated dedication to continuous learning, integrity, and excellence in both academic and community settings.

SKILLS AND INTERESTS

- **Technical / Analytical Skills:** Financial Modeling, Investment Analysis, NOI & Cash Flow Analysis, Web Scraping
- **Language:** Portuguese (native), Spanish (conversational), English (fluent).
- **Programming Languages:** Python, HTML, CSS, C++
- **Harvard CS50:** Introduction to Computer Science
- **Interests:** autos (Audi R8), motorcycles (Yamaha), powerlifting, golf, tennis, stock investments