

Gevorg Ghazaryan

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EDUCATION

University of Pennsylvania, Philadelphia, PA

May 2027

B.A. in Philosophy, Politics & Economics (PPE); Minors in Real Estate & Urban Studies

Relevant Coursework: Real Estate Finance & Investments (NPV, IRR, pro formas), Urban Law (zoning & entitlements), Corporate Finance, Urban Real Estate Development (site selection & valuation)

EXPERIENCE

ML Mining, Yerevan, Armenia

Development Planning Analyst

May – Aug 2025

- Supported consulting team on a \$25M redevelopment project; prepared feasibility studies, site analyses, zoning capacity calculations, and unit yield estimates.
- Conducted zoning and regulatory reviews for 3 districts; assessed density allowances and potential.
- Built Excel pro formas for residential and commercial components; ran sensitivity analyses.

Central Bank of Armenia, Yerevan, Armenia

Financial Research Analyst

Jun – Aug 2024

- Analyzed 15+ domestic banks; modeled liquidity ratios, capital adequacy, and loan performance.
- Researched mortgage trends and housing finance risks; contributed to real estate lending policy.
- Examined FDI flows into Armenia's finance and real estate sectors; benchmarked against local markets.

Maqoor Environmental NGO, International

Co-Founder and Chairman

May 2023 – Present

- Co-founded Armenia's largest youth-led NGO; secured \$250,000+ in grants, designed multi-year budgets, and managed 50+ volunteers across Armenia and abroad to deliver sustainability projects.
- Built partnerships with UNFCCC, UN ECOSOC, European Commission, and Armenian Ministries.
- Opened Eco-Activism Center in Ejmiatsin in collaboration with the European Endowment for Democracy.

Ministry of Foreign Affairs, Armenia, New York, NY

UN Youth Delegate

Jan 2024 – Current

- Represented Armenia at the UN ECOSOC Youth Forum (2023, 2024) and UN General Assembly (79th and 80th), advocating for youth inclusion in global policy.
- Collaborated with Armenia's UN Delegation in New York; drafted inputs for UN policy discussions.

Menq Marketing Agency, Yerevan, Armenia

Co-Founder and CEO

Nov 2022 – Aug 2024

- Co-founded marketing agency serving 13 clients in e-commerce and HoReCa sectors in Armenia & U.S.
- Directed Meta, Google, and email ad campaigns, driving measurable increases in client visibility, conversions, and brand engagement.
- Managed a 5-person creative team; coordinated campaign design, execution, and performance tracking.

SKILLS & INTERESTS

Finance & Modeling: Excel (NPV, IRR, pro forma, sensitivity), ARGUS Enterprise (lease & cash flow)

Real Estate Development: Zoning & site feasibility analysis, cost estimation (structural systems)

Project Management: Budgeting, stakeholder management, grant writing, Bluebeam, RSMeans, Procore

Languages: Armenian (native), English (fluent), Russian (fluent)