

NAHIYAN KHAN

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EDUCATION

The University of Texas at Austin	Bachelor of Business Administration, Finance Track: Corporate Finance & Investment Banking Minor: Accounting Certificate: Real Estate	May 2023
	Bachelor of Arts, French Minor: Religious Studies Overall GPA: 3.71	

EXPERIENCE

Redcar Properties – *Summer Analyst*; Los Angeles, California June 2022 - August 2022

- Assisted with management of over \$1.22B (total funded basis) of investments across two closed-end funds and one portfolio
- Underwrote and evaluated acquisitions across target submarkets in Los Angeles and for Redcar's entry into Austin market
- Performed quarterly underwriting for Redcar Fund I (\$412M capital called) and Redcar Fund II (\$131M capital called)

Mathias Partners – *Investment Analyst Intern*; Austin, Texas August 2021 - May 2022

- Performed due diligence and analysis to underwrite 10+ acquisitions in Austin, Telluride, and Pagosa Springs (Colorado) markets
- Assisted with operations and management of 12+ investments across Austin, Nashville, and Fort Worth markets
- Extracted and prepared key information for offering memorandums and funding requests

ACADEMIC PROJECTS

FIN 377.3 Security Analysis & FIN 366P Finance Practicum – *McCombs Real Estate Investment Fund* Spring & Fall 2021

- Underwrote fund investment into \$250M Crescent Fort Worth mixed-use development
- Analyzed office REIT pairs in light of pandemic to overweight SLG over VNO against the Bloomberg REIT index

ACC 366P Accounting Practicum – *Client: Foundations Communities Tax Help Program* Spring 2022

- Applied in-depth understanding of tax law to obtain maximum possible tax refund for low-income filers around Austin
- Volunteered over 55 hours during COVID-19 pandemic to assist community through a crucial tax year (CARES Act, deferrals, etc.)

LEADERSHIP EXPERIENCE AND ACTIVITIES

University Securities Investment Team – *Special Situations Fund Analyst* Fall 2021 - Present

- Analyze capital structures to pitch investment opportunities in public equities facing financial distress
- Assist underclassmen in career development and an accelerated finance curriculum

Undergraduate Real Estate Society – *Current Events Committee Member* Fall 2020 - Present

- Prepare current events presentations and market updates for each meeting to discuss recent news in real estate industry
- Attend ULI, ICSC, PREA, RECA, and other real estate industry events with the McCombs Real Estate Center

Texas THON – *Event Fundraising Committee Member* Fall 2020 - Present

- Planned and executed Pancake Night event which raised over \$5,900 in funds for Dell Children's Medical Center
- Develop and maintain relationships with 10+ local and corporate sponsors to acquire donations and utilize resources

Texas Trap & Skeet – *Safety Officer* Fall 2020 - Present

- Managed "40 Hours for the Forty Acres" with officer board to earn over \$28,000 in donations, including over \$16,000 in matching
- Coordinate with officers and sponsors to organize and publicize fundraiser shoots and plan competition logistics

HONORS

- ICSC & Cornell International Retail Real Estate Case Competition (Team Leader) – 3rd Place May 2022
- UT Real Estate Center Undergraduate Case Competition (Team Leader) – 2nd Place February 2022

ADDITIONAL INFORMATION

Computer Skills: Word, Excel, PowerPoint, Access, CoStar, RCA, R, RStudio, Palisade DecisionTools Suite (@Risk), Zoho CRM

Certifications: Bloomberg, ARGUS Enterprise, Breaking Into Wall Street: Excel & VBA Certification, TREC Sales Agent License

Languages: Conversational in French, Fluent in Bengali

Interests: Guitar, Shotgun Sports, Hunting, Rock Climbing, Off-Roading, Live Music, High Yield Bonds

Work Eligibility: Eligible to work in the U.S. with no restrictions