

Elijah Watson

Real Estate Finance Analyst

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Analytical Real Estate Finance Analyst with three years at CBRE and JLL. Skilled in cash-flow modeling, cap-rate analysis, and asset valuation. Modeled \$250 million of property transactions and identified acquisition targets that outperformed yield benchmarks by 2%.

Key Skills

- Cash-flow & cap-rate modeling
- Investment memorandum preparation
- Pro forma and sensitivity analyses
- Market research & due diligence

Professional Experience

Real Estate Finance Analyst, CBRE, Chicago, IL
June 2020 – Present

- Built cash-flow models for \$250 million of commercial property transactions, supporting investment decisions
 - Conducted cap-rate and sensitivity analyses, identifying assets that exceeded yield benchmarks by 2%
- Prepared investment memoranda and presentations for investment committees

Analyst, JLL, New York, NY
June 2018 – May 2020

- Assisted in underwriting office and retail assets, performing market research and rent-roll analysis
 - Developed pro forma models for redevelopment projects, informing capital allocation decisions
- Coordinated site visits and liaised with brokers to gather due diligence data

Education

University of Wisconsin–Madison, WI
Bachelor of Science in Real Estate Finance
May 2018

Certifications

Chartered Financial Analyst (CFA) Level II, June 2019