

A.Tyler, CFA

U.S. Based | Native English Speaker

SUMMARY

CFA Charterholder and real estate investment specialist with 10+ years of experience across multifamily, commercial, industrial, and mixed-use assets. Highly detail-oriented and trusted by institutional investors to deliver precise, actionable investment pro-formas and analysis. Expert at building and refining sophisticated financial models in Excel and ARGUS – including VBA and macros – that turn complex data into clear, strategic insights for executive decisions.

EXPERIENCE

Gallagher & Mohan

2024 – Present

Senior Manager, Financial Analysis

- Direct team of financial analysts supporting real estate funds with combined AUM of over \$5B, driving key investment decisions and realizing exceptional risk-adjusted performance.
- Implement advanced modeling frameworks, strengthen controls, and support data-driven decision-making.
- Forge strong client relationships and develop innovative product lines to attract and retain institutional investors.

Unico Properties, Seattle, WA

2022 – 2023

Asset Manager

- Analyzed ongoing investment performance and risk profiles, providing strategic insights and recommendations to executive leadership and external stakeholders.
- Led \$60M–\$100M loan refinancings, securing mezzanine leverage and optimizing capital structures.
- Developed risk-adjusted hedge pricing models, adding over \$5M in value while mitigating interest rate risk and ensuring loan compliance—enhancing investor confidence during a critical market environment.

Alaska Permanent Fund Corporation, Juneau, AK

2020 – 2022

Associate Portfolio Manager

- Deployed over \$1B in capital across equity, debt, and fund investments, adhering to multi-strategy mandates spanning diverse asset classes and partnership structures.
- Evaluated debt instruments to optimize portfolio leverage amid historically low interest rates; contributed to an amendment of the Investment Policy Statement (IPS) to raise allowable leverage by 30%.
- Conducted returns attribution analyses, isolating performance drivers to guide strategic investment decisions and enhance manager oversight.
- Achieved 30%+ IRRs on two \$60M+ investments by optimizing leverage and executing revised asset strategies.

Aegon Asset Management, San Francisco, CA

2018 – 2020

Asset Manager

- Presented investment insights to the Global Investment Committee, influencing high-impact portfolio allocations.
- Maximized returns on five debt refinancings by strategically aligning deal structures with investment objectives.
- Oversaw strategic workouts for seven investments, negotiating General Partner exits, conducting due diligence on replacements, and implementing revised LPAs to ensure continuity and performance.

EDUCATION

Master of Urban and Regional Planning

San Jose State University

Bachelor of Science in International Business and Economics

University of Nevada, Reno

CERTIFICATIONS

CFA Charterholder – Passed all levels in 18 months on the first attempt.

LEED AP - Building Design + Construction

TECHNICAL SKILLS

Advanced Excel Modeling | VBA Macros | ARGUS Enterprise | Yardi Voyager | Real Page | CoStar | Investment Presentations