

# Jackson Cotter

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## EDUCATION

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**Texas A&M University, Mays Business School** College Station, TX  
*Master of Real Estate* | GPA: 4.0/4.0 May 2024

**Texas A&M University, Mays Business School** College Station, TX  
*Bachelor of Business Administration in Finance – Minor in Economics* | GPA: 3.82/4.0 December 2022

## EXPERIENCE

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**KKR | K-Star** Houston, TX  
*Credit Asset Management Intern* December 2023 – Present

- Developed an Excel-based property budget analysis template to be used for lender analysis and approval of borrower budgets, compatible with individual properties, portfolios, and all property types
- Assisted in the re-underwriting of properties with outstanding non-performing loans to begin the process of loan modification negotiations with the borrower

**Guggenheim Partners** Frisco, TX  
*Real Estate Development Intern* June 2023 - August 2023

- Analyzed a retail real estate portfolio of ~80 properties to derive insights into key demographics and site characteristics, while also assessing the relevancy of competition, driving informed investment decisions
- Assisted the real estate deal team in site selection for retail development and collaborated with colleagues to bring these opportunities to the real estate investment committee, resulting in committee approval

**Affordable Central Texas** (Remote) Austin, TX  
*Real Estate Private Equity Analyst* February 2023 - Present

- Work closely with senior management to analyze multifamily acquisitions using an Excel-based model and assist staff in reporting, property operations, resident programming, and data management
- Share insight in Excel model enhancements meetings for ease of use, clarity, and accurate return projections

**Texas A&M University – Mays Business School** College Station, TX  
*Real Estate Graduate Teaching Assistant* August 2021 - Present

- Lectured, tutored, proctored, and graded tests and quizzes for 600+ students per semester

## REAL ESTATE PROJECTS & COURSEWORK

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**Commercial Real Estate Law** Spring 2023

- Conducted a thorough review of a retail lease, providing key insights on termination options, SNDA requirements, and casualty/condemnation clauses to inform potential negotiation decisions

**Real Estate Financial Modeling** Spring 2023

- Developed a ground-up Excel-based model to identify leverage and time's impact on return "of" vs "on" capital along with the impact of common assumptions

**Coursework:** Real Estate Finc, Real Estate Dev Analysis, Commercial Real Estate Innovation, ARGUS Training

## LEADERSHIP & INVOLVEMENT

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**Master of Real Estate Program** College Station, TX  
*External Chair* August - December 2023

- Led student recruitment efforts via oversight of our ambassador program, club collaborations, career fairs, and interviewing while contributing to high-level admission decisions

**Aggies in Commercial Real Estate Club (ACRE)** College Station, TX  
*Organizer & Member* October 2022 - December 2023

- Supervised the organization of bi-monthly meetings that dove into commercial real estate trends, hosted industry experts as guest speakers, and taught practical, industry-relevant hard skills