

JEREMY VAN DENACK

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As a strategy-oriented real estate entrepreneur, I provide effective investment strategies rooted in fundamental analysis to deliver competitive, risk-adjusted returns on investments. As a team player that leverages the strengths of peers, I am seeking to join a dynamic team, contribute to operational success, and learn the finer details of the industry.

EXPERIENCE

NAHB Student Competition

Denver, CO

Student Competitor

September 2024 – February 2025

- Created a \$62 million development plan for a 47-acre site north of Austin, TX. Our development strategy yields an expected margin of 18% and an unlevered IRR of 22%.
- Filtered over 1,000 pages of city plans, government regulations, public company reports, and competition strategies to support our development plan. I reached out to industry professionals to enhance the finer details of our strategies.
- Coached the team regarding production home builder business strategies. I also performed 1-on-1 coaching with several team members which resulted in their significant contributions to the proposal.

Keller Williams Realty

Highlands Ranch, CO

Real Estate Agent

June 2019 – June 2023

- Managed an active pipeline of 4 clients. I generated 2 new leads per week and converted 3% of those leads to clients.
- Executed valuations for properties ranging from \$300,000 to \$1,500,00 using the sales comparison and discounted cash flow methods.

Primoris Services Corporation contracted to Xcel Energy

Aurora, CO

Utility Designer / Design Team Leader

March 2018 – June 2019

- Led a team of five designers, totaling \$5 million of projects under management and collaborated with management to create training classes and promote designer development. As a result, design submission times were reduced by 33%.

EDUCATION

University of Denver

Denver, CO

Master of Science in Real Estate and the Built Environment

Expected Graduation: Spring 2025

- Relevant Courses: Real Estate Analysis; Planning, Entitlement & Public Finance; Real Estate Capital Markets; Income Property Investments; Residential Development, NAHB Competition; NAIOP Competition

Northern Illinois University

DeKalb, IL

Bachelor of Science in Finance, Economics minor

June 2013

Bachelor of Science in Accountancy

June 2012

LEADERSHIP & PROFESSIONAL ORGANIZATIONS

Real Estate Finance Tutor

May '24 – Present

3rd Place - 2025 National Association of Home Builders Competition

Sep '24 – Feb '25

2025 NAIOP Rocky Mountain Challenge

Jan '25 – May '25

Member of NAHB and NAIOP Colorado

Sep '24 – Present

SKILLS/CERTIFICATIONS

Excel/Financial Modeling – Expertise in creating dynamic cash flow models using advanced excel functions.

Market Research – Gather and interpret data from Zonda, Census Bureau, and local MLS, among other sources.

Chartered Finance Institute – Mergers and Acquisitions Certification (in-progress)

HOBBIES

- Hiking, backpacking, & kayaking
- Amateur boxing