**Kyle Chilcutt**

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# EDUCATION

# University of Colorado Boulder – Leeds School of Business May 2025 *Master of Science in Real Estate*

## Cumulative GPA (3.8)

* ***Relevant Courses:*** Principles of Real Estate, Real Estate Finance, Real Estate Modeling, Real Estate Economics, Real Estate Investment & Risk Management, Real Estate Sustainability, Case Studies, Real Estate Law, Real Estate, NAIOP Competition.
* **Relevant Projects:** Competed in NAIOP’s 2025 Rocky Mountain Development Challenge, leading the redevelopment strategy for a 15.6-acre brownfield site in Thornton, CO. Developed a comprehensive mixed-use plan, incorporating market feasibility analysis, financial modeling, public finance strategies, and sustainable design solutions to maximize long-term asset value.

## University of Colorado Boulder – Leeds School of Business May 2024 Bachelor of Science in Business Administration with an emphasis in Real Estate

## Major GPA (3.5)

* ***Relevant Courses:*** Finance & Investment Analysis, Negotiation Analysis, Real Estate Law, Real Estate Technology.
* **Relevant Projects:** Evaluated the financial viability of The Coloradan, a 342-unit mixed-use development, using advanced models to forecast returns and assess risk-adjusted performance. Prepared investment memos that aligned with EastWest Partners and Starwood Capital’s original 2017 analysis, confirming the rationale behind their $51.2M investment.

# EXPERIENCE

**The Colorado Group,** Boulder, Colorado August 2024 - Present

*Real Estate Analyst Intern*

* Contributed to $38M+ in commercial real estate transactions, providing strategic support to clients ranging from small business owners to institutional investors through ad-hoc financial analysis and investment insights.
* Executed comprehensive due diligence on acquisition targets, analyzing lease agreements, zoning laws, operating statements, and tenant financials to assess asset viability and mitigate investment risk.
* Built advanced cash flow models and delivered actionable market research across office, retail, and industrial sectors to drive data-informed investment strategies and identify high-potential opportunities.

**Chilcutt Landscaping,** Ventura, California June 2020 - August 2023

*Data Analytics Intern*

* Conducted detailed forecasts for construction costs, enhancing budget accuracy by 15% through advanced analysis techniques.
* Estimated project timelines effectively, improving project scheduling and resource allocation for more than 30 projects annually.
* Created and formatted client proposals for prospective jobs that have generated revenues of over $2 million.

# SKILLS

* **Analysis:** Market Research, Data Analysis, Financial Modeling, Valuation, RStudio, CoStar
* **Microsoft Office**: Excel Certification, Word, PowerPoint, Outlook
* **Excel:** Data Visualization, X-Lookup, Investment Analysis
* **Real Estate:** Contract Negotiation, Land Development, Appraisal, Real Estate Investment Analysis, Real Estate Capital Markets
* **Technical Tools:** RStudio, ARGUS, CoStar, Excel, Tableau, Yardi
* **Wall Street Prep Certification: Real Estate Financial Modeling**
* **Argus Enterprise Certification (5/3)**; **Adventures in Commercial Real Estate (A.CRE) (5/3)**