

NIKOLAS WITTENFELD

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EDUCATION

Grand Canyon University, Colangelo College of Business

Phoenix, AZ

Bachelor of Science in Finance | Junior

Expected May 2028

- GPA: 3.47/4.00
- Worked 35-40 hours per week at private golf clubs while attending college.

REAL ESTATE PROJECTS

View Models: wittenfeldcapital.com

Rise at the Northern — 108-Unit Multifamily Value-Add Underwriting

- Built a 6-tab Excel acquisition model to evaluate a \$21.7M, 108-unit multifamily investment in Phoenix.
- Analyzed a value-add strategy involving \$3,500 in renovations per unit, projected rent increases of \$89 per month and 65% LTV financing.
- Projected an 11.5% levered IRR and 1.70x equity multiple, evaluating how rent growth, debt repayment, and exit cap rates impacted returns.

Ahwatukee Golf Club — Golf Course Acquisition Underwriting

- Built a 7-tab Excel acquisition model analyzing ViaWest Group's \$5.3M acquisition of an 18-hole public golf course in Phoenix.
- Evaluated a \$1.1M improvement plan covering irrigation, driving range upgrades and clubhouse renovations.
- Projected a 22.2% levered IRR and 3.68x equity multiple, analyzing the primary drivers of investment returns.

Pecos Logistics — 215,000 SF Industrial NNN Underwriting

- Built a 6-tab Excel acquisition model for a \$44M, 215,000 SF Class A industrial property in the Phoenix market.
- Analyzed a 10-year triple-net lease with 3% annual rent increases and modeled \$26.4M in CMBS financing.
- Projected a 9.2% levered IRR and 1.50x equity multiple, testing how lease income, financing, and exit cap rates affected investment returns.

EXPERIENCE

Paradise Valley Country Club

Paradise Valley, AZ

Outside Services (35+ hrs/week)

Jan 2026 – Present

- Built relationships with members and guests by providing personalized service in a high-end private club environment.
- Coordinated daily golf operations with team members, managing tee times, equipment and member requests.

Chambers Bay Golf Course

University Place, WA

Caddie (6 days/week)

Jul 2023 – Present (Seasonal)

- Developed strong communication and problem-solving skills by helping golfers navigate the course and make decisions under pressure.
- Caddied for members and guests at a U.S. Open championship venue, building relationships through personalized service and conversation.

The Country Club at DC Ranch

Scottsdale, AZ

Outside Services (40 hrs/week)

Dec 2024 – Jan 2026

- Supported daily operations at a private country club, balancing multiple responsibilities while maintaining a high standard of member service.

SKILLS & CERTIFICATIONS

Technical: CRE Financial Modeling, Multifamily & Industrial Underwriting, Capital Stack Structuring, Returns Bridge Attribution, Microsoft Excel

Certifications: Real Estate Financial Modeling (REFM) - In Progress

Interests: Golf (2.0 USGA Handicap), Skiing, Hiking, Weightlifting