

PAVAN KUMAR MEKA

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SUMMARY

Duke Fuqua Finance graduate and NC-licensed real estate broker with hands-on CRE underwriting (NOI, DSCR, Debt Yield, ARGUS rollover, levered IRR), private credit due diligence, and advanced Excel modeling to support investment analysis, portfolio surveillance, and reporting.

SKILLS & CREDENTIALS

CRE Underwriting: NOI, DSCR, Debt Yield, Cap Rate, Levered/Unlevered IRR, ARGUS Enterprise tenant rollover mechanics

Modeling & Valuation: DCF, LBO, Accretion/Dilution, Public Comps, Precedent Transactions, Scenario Analysis

Tools & Licensing: Advanced Excel, PowerPoint, DealCloud | Licensed NC Real Estate Broker (2020)

EXPERIENCE

Five Points Capital, Winston-Salem, NC

05/2021 – 11/2022

Private Credit & Growth Equity Analyst (Summer & Academic Year)

- Ran public comps, precedent transactions, and sector operating analyses to assess debt positioning for target investments.
- Executed due diligence on direct credit and growth investments, evaluating capital structures and debt service.

Guggenheim Partners, Atlanta, GA

05/2022 – 07/2022

Investment Banking Summer Analyst

- Built LBO, DCF, and accretion/dilution models to evaluate target acquisitions across debt-heavy financing cases.
- Supported live deals, including LLR Partners' acquisition of Stratix Corporation and IBM's acquisition of Dialecta: maintained deal pipelines in DealCloud, prepared buyer profiles and executive summary slides, and handled document redactions.
- Completed Financial Edge's investment banking Excel bootcamp with the summer analyst class.

SELECTED INVESTMENT & UNDERWRITING PROJECTS

Commercial Real Estate Underwriting Project (LoopNet)

Durham, NC

- Underwrote a 100,000 sq. ft. commercial retail asset; built dynamic multi-year cash flow projections and applied ARGUS Enterprise tenant rollover mechanics for renewal probabilities and downtime assumptions.

DLP Capital Multifamily Case Study

Durham, NC

- Underwrote a value-add multifamily acquisition with \$3M capex and interest-only financing; modeled a 19.61% levered IRR and flagged a 1.13x DSCR shortfall against a 1.25x lender standard.

Real Estate Finance Portfolio Analysis (FIN-338)

Winston-Salem, NC

- Evaluated two income properties on NOI, DSCR (1.17x vs. 0.53x), Debt Yield (9.29% vs. 4.22%), direct cap, and DCF; proposed a Graduated Payment Mortgage structure to match debt service to NOI growth.

Buy-Side Hospital Acquisition Analysis – Prime Healthcare

Durham, NC

- Screened divestitures and built a two-scenario bolt-on model benchmarked to CHS transactions (\$102M–\$459M implied value); modeled 60/40 debt/equity financing at 7.5% and presented returns (17.9% cash-on-cash) to the Founder/CEO and CFO.

EDUCATION

Duke University, The Fuqua School of Business, Durham, NC

05/2026

- Master of Quantitative Management (MQM) in Finance | Coursework: Fixed Income, Derivatives, Real Estate Finance, Data Analytics

Wake Forest University, School of Business, Winston-Salem, NC

05/2023

- Bachelor of Science in Finance | Coursework: Real Estate Finance, Intermediate Financial Accounting, Quantitative Finance, Financial Modeling

LEADERSHIP & ADDITIONAL INFORMATION

- Licensed North Carolina Real Estate Broker (passed national and state exams, 2020).
- Duke MBA Real Estate Club: site visits to Merritt Properties, Village District REIT, and Austin Lawrence Partners.
- Deacon Case Competition Club: Founder and President; chartered the club, grew it to 50+ members; Wake Forest Junior Student Leader of the Year.
- Community: volunteer and donor, Crossnore Children's Home and Indo-US Cultural Association. Competitive USTA Level 3/4 tennis player. U.S. citizen.