

# Maxwell Larkin

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## EDUCATION

<b>San Diego State University</b>   May 2027	GPA: 3.5/4.00
Bachelor of Science in Business Administration, Real Estate	
<b>Universidad Autonoma de Barcelona:</b> Study abroad, International Economics & European Economy	Spring 2026
<b>Relevant Coursework:</b> Microeconomics, Macroeconomics, Principles of Financial Accounting, Principles of Residential Property Management, Calculus for Business Analysis, Statistics of Business, Real Estate Fundamentals	
<b>Honors &amp; Awards:</b> Dean's List, National Society of Collegiate Scholars	

## PROFESSIONAL EXPERIENCE

<b>Matthews Real Estate Investment Services</b>   El Segundo, CA	Jun 2025 – Aug 2025
<i>Investments Intern</i>	
<ul style="list-style-type: none"><li>Prepared six full Broker Opinion of Value (BOV) analyses across multiple asset classes (retail, industrial, multifamily, mixed-use), underwriting and valuing \$25M+ in aggregate real estate assets.</li><li>Conducted 30+ comparable analyses (sales, rent, and trade area comps) and integrated demographic, supply-and-demand, and pipeline data to support market-driven valuation assumptions.</li><li>Executed direct outreach and deal sourcing exercises, strengthening understanding of broker-driven capital markets, buyer targeting, and transaction pipelines.</li><li>Produced investment memos summarizing valuation rationale, risk factors, and strategic recommendations; presented findings to senior brokers and leadership during weekly presentation sessions.</li><li>Evaluated value-creation strategies, including market-to-market rent upside, re-tenanting scenarios, lease restructures, and operational efficiency improvements and quantified impacts on asset-level returns.</li><li>Completed formal training in commercial real estate brokerage, financial analysis, and industry fundamentals through hands-on projects, daily exams, competitions, and shadowing senior brokers.</li></ul>	
<b>Terranea Resort</b>   Palos Verdes, CA	Jun 2024 – Aug 2024
<i>Guest Services Assistant</i>	
<ul style="list-style-type: none"><li>Delivered high-quality guest service for a luxury 5-star resort, supporting daily operations across front-of-house departments and resolving 50+ guest inquiries per shift with a focus on speed and satisfaction.</li></ul>	
<b>Super Break Sports</b>   Torrance, CA	May 2023 – Aug 2023
<i>Office Intern</i>	
<ul style="list-style-type: none"><li>Operated a sports memorabilia resale business for 2+ years, applying financial modeling and market comps to maximize pricing strategies.</li><li>Managed and coordinated fulfillment for seven-figure sports memorabilia inventory, ensuring accurate production and on-time delivery for high-volume customer orders.</li><li>Conducted pricing analysis on trading cards and memorabilia using comps from eBay sold listings, verifying market value and achieving 20-30% average gross margins.</li></ul>	

## LEADERSHIP AND EXTRACURRICULAR

<b>Real Estate Society</b>   San Diego, CA	Jan 2024 - Current
Active member of the Real Estate Society, participating in professional networking and industry workshops.	
<b>River Church of SouthBay</b>   Palos Verdes, CA	Jun 2022 – Aug 2023
<i>Youth Group Leader</i>	
<ul style="list-style-type: none"><li>Mentored and guided 20 middle school students through structured lessons and discussions, building leadership and personal growth within a Christian youth program.</li></ul>	
<b>Baja Bound</b>   Palos Verdes, CA	Jun 2022 – Jun 2023
<i>Lead Volunteer</i>	
<ul style="list-style-type: none"><li>Led a service project that raised over \$30,000 and coordinated the construction to build a full residential home for a family in Baja Mexico through Baja Bound, a nonprofit organization.</li></ul>	

## SKILLS & INTERESTS

**Skills:** Excel, CoStar, Landvision, LoopNet, Wix Studio, Canva, Market Research

**Certifications & Training:** REFM: Level I, II, & III

**Interests:** Golf, Poker, Faith, Surfing, Traveling, Volunteering