

# Maxwell Larkin

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## EDUCATION

**San Diego State University** | May 2027

GPA: 3.5/4.00

Bachelor of Science in Business Administration, Real Estate

**Universidad Autonomo de Barcelona:** Study abroad, International Economics & European Economy

Spring 2026

**Relevant Coursework:** Microeconomics, Macroeconomics, Principles of Financial Accounting, Principles of Residential Property Management, Calculus for Business Analysis, Statistics of Business, Real Estate Fundamentals

**Honors & Awards:** Dean's List, National Society of Collegiate Scholars

## PROFESSIONAL EXPERIENCE

**Matthews Real Estate Investment Services** | El Segundo, CA

Jun 2025 – Aug 2025

*Investments Intern*

- 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.
- 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.
- Executed direct outreach and deal sourcing exercises, strengthening understanding of broker-driven capital markets, buyer targeting, and transaction pipelines.
- Produced investment memos summarizing valuation rationale, risk factors, and strategic recommendations; presented findings to senior brokers and leadership during weekly presentation sessions.
- 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.
- Completed formal training in commercial real estate brokerage, financial analysis, and industry fundamentals through hands-on projects, daily exams, competitions, and shadowing senior brokers.

**Terranea Resort** | Palos Verdes, CA

Jun 2024 – Aug 2024

*Guest Services Assistant*

- 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.

**Super Break Sports** | Torrance, CA

May 2023 – Aug 2023

*Office Intern*

- Operated a sports memorabilia resale business for 2+ years, applying financial modeling and market comps to maximize pricing strategies.
- Managed and coordinated fulfillment for seven-figure sports memorabilia inventory, ensuring accurate production and on-time delivery for high-volume customer orders.
- Conducted pricing analysis on trading cards and memorabilia using comps from eBay sold listings, verifying market value and achieving 20-30% average gross margins.

## LEADERSHIP AND EXTRACURRICULAR

**Real Estate Society** | San Diego, CA

Jan 2024 - Current

Active member of the Real Estate Society, participating in professional networking and industry workshops.

**River Church of SouthBay** | Palos Verdes, CA

Jun 2022 – Aug 2023

*Youth Group Leader*

- Mentored and guided 20 middle school students through structured lessons and discussions, building leadership and personal growth within a Christian youth program.

**Baja Bound** | Palos Verdes, CA

Jun 2022 – Jun 2023

*Lead Volunteer*

- 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.

## SKILLS & INTERESTS

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

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

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