NELLY MIRAKYAN

Fort Lauderdale, FL | 747-257-3194 | mirakyanelly@gmail.com | linkedin.com/in/nelly-mirakyan

PROFESSIONAL EXPERIENCE

PropPredict.AI Fort Lauderdale, FL | Sep 2025 - Present

Real Estate Investment & Data Analyst

- Developed a commercial real estate analytics platform for Los Angeles County combining predictive seller scoring, automated valuation, market intelligence, and investment underwriting.
- Built Python, SQL, and geospatial analytical workflows to assess sale likelihood, analyze property and submarket trends, and identify off-market investment opportunities.
- Designed financial models for NOI, cap rates, DCF, IRR/NPV, equity multiples, DSCR, capital stacks, waterfalls, and value-add and stress-test scenarios.

Peak Commercial Los Angeles, CA | Jan 2025 - Present

Commercial Real Estate Specialist | Retail Investment Analysis & Leasing

- Underwrite retail acquisition and leasing opportunities using property cash flows, NOI, market rents, sale and lease comps, valuation assumptions, and buy/hold/lease-up scenarios.
- Analyze submarket fundamentals, ownership activity, vacancy, rent trends, and development pipeline; abstract leases, LOIs, and purchase agreements and prepare financial and market materials.

Project Destined Virtual | Sep 2026 - Oct 2026

Real Estate Private Equity Intern | Multifamily Investment Analysis & Underwriting

- Underwrote multifamily investments in Excel using pro formas, NOI and cash flow, exit valuation, IRR, equity multiple, and sensitivities across price, growth, expenses, CapEx, and exit cap.
- Developed investment theses and recommendations based on operating performance, value-creation opportunities, downside risk, and projected returns.

Commercial Brokers International (CBI) Los Angeles, CA | Jan 2024 - Jan 2025

Commercial Real Estate Specialist | Business Sales & Retail Leasing

- Evaluated business acquisitions and dispositions using revenue, expenses, profitability, lease obligations, location, and operating performance; supported transaction execution.
- Sourced opportunities through outreach, ownership research, and CRM prospecting; evaluated retail sites and supported tours, LOIs, negotiations, and marketing materials.

ADDITIONAL EXPERIENCE

P & A Law Los Angeles, CA | 2020 - 2023

Pre-Litigation Case Manager | Personal Injury

- Managed approximately 100-150 concurrent matters from intake through settlement, coordinating clients, providers, insurers, records, deadlines, and documentation.

U.S. Peace Corps Yerevan, Armenia | Jun 2011 - Oct 2019

Medical Secretary | Peer Support Network Coordinator | Cashier

- Supported nationwide volunteer medical operations, confidential records, appointments, provider communications, procurement, payments/reconciliations, and peer support activities.

EDUCATION

Florida International University | Miami, FL 2026

Master of Science in International Real Estate (MSIRE)

- Hospitality capstone: co-developed a value-add hotel investment fund concept, covering the thesis, capital structure, sourcing, underwriting, and LP presentation.
- Coursework: Global Real Estate Capital Markets, Real Estate Finance, Advanced Investment & Valuation, Corporate Finance, Development, Market Analysis, and Real Estate Law.

SKILLS & CREDENTIALS

Investment & CRE: Advanced Excel, DCF, IRR/NPV, NOI, cap rates, DSCR, equity multiple, sensitivity analysis, ARGUS Enterprise, CoStar, STR, lease abstraction, market and comparable analysis, PowerPoint

Data & Technology: Python, SQL/PostgreSQL, predictive analytics, machine learning, geospatial analysis

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