

Tywanna Evans

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EDUCATION

Georgia State University, J. Mack Robinson College of Business | Cumulative GPA 3.08

Bachelor of Business Administration in Finance

Expected May 2026

Awards: Dean's List 2023-2024, HOPE Scholarship

Relevant Coursework: Corporate finance, Introduction to Loan Structuring, Financial Valuation, Honors Financial Modeling in Excel, Principles of Accounting

PROFESSIONAL EXPERIENCE

Extern, Inc. | Online.

October 2025 – December 2025

Arc70 Capital Real Estate Finance and Valuation

- Built comprehensive Excel-based financial models for a real estate property, including revenue, expense, and cash flow projections to calculate Net Operating Income (NOI) and assess profitability.
- Conducted rent and market analysis by collecting and evaluating comparable property data (current, market, and LIHTC rents) to support property valuation and investment decisions.
- Applied valuation techniques such as Discounted Cash Flow (DCF), cap rate analysis, and sensitivity analysis, and compiled findings into a professional investment analysis report with strategic recommendations.

Roses Discount Stores | Cashier | Stonecrest, GA

February 2025 – May 2025

- Delivered excellent customer service by efficiently processing sales and handling inquiries.
- Managed cash transactions with accuracy and attention to detail.

Ross Stores | Stock Associate | Stonecrest, GA

June 2024 – March 2025

- Organized and prepared merchandise to meet corporate presentation and inventory standards.
- Maintained a clean, visually appealing sales floor to enhance customer experience.
- Demonstrated strong time management and urgency to meet daily and monthly deadlines.

Wendy's | Cashier / Server | **Lithonia, GA**

July 2021 – August 2022

- Resolved customer concerns, contributing to an improvement in customer satisfaction scores.
- Trained and mentored 6+ new employees in operational and service procedures.
- Assisted with promotional displays and merchandising to boost sales.

LEADERSHIP & PROFESSIONAL DEVELOPMENT

Finance Development Society at Georgia State University | Member | Atlanta, Georgia

August 2024-Current

- Attended 20+ professional development meetings covering financial markets, industry trends, and career opportunities in finance.
- Expanded financial knowledge and industry exposure through networking events and panel discussions.

SKILLS & INTERESTS

Technical Skills: Excel (financial modeling, pivot tables, data analysis), Bloomberg Market Concepts (BMC), PowerPoint, Word

Interests: Personal Development, Strength Training, Live Music