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# DAVID BUSCH

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## **SUMMARY OF QUALIFICATIONS**

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- Extensive involvement in large scale civil developments and working with stringent government regulations under pressure across multiple projects with concurrent schedules and with the shared use of resources
- Proficient at tracking, and reporting detailed budgets as small as \$100,000 and up to \$50M
- Experienced developing financial analysis and forecasting proformas in Microsoft Excel
- Capable knowledge of the design process for preparation, review, and management of development plans
- Ability to manage contracts and design documents through submittal, RFI, and change order processes
- Experienced in research on an industry scale for market analysis as well as site-specific scale for project uses
- Ability to utilize Yardi software, ARGUS, and Excel models to manage leasing and market assumptions.

## **PROFESSIONAL EXPERIENCE**

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**Industrial Income Trust/Industrial Property Trust, Denver, CO** (May 2014 – Present)

**Analyst Intern - Financial Planning & Analysis**

- Maintaining ARGUS & Excel portfolio level models and maintaining/creating property level models
- Researching comparable funds to benchmark important figures pertinent to REIT investing
- Modeled proforma loan and line of credit covenants in Excel portfolio models for fund level debt

**Walsh Construction Company, Chicago, IL**

**Paving Engineer - Self Perform Concrete Paving Operations** (June 2011 - August 2013)

- Assisted superintendent with strategy, work movement, and scheduling multi-year projects
- Forecasted \$50M concrete paving budget across multiple projects with overlapping schedules
- Reported operations efficiency & unit costs to estimating which impacted future project bids
- Managed daily labor report for payroll of up to \$200,000/week in labor costs
- Reviewed construction documents & contracts resulting in discovery of \$450,000 in bid busts
- Wrote contracts, minimized subcontractor change order costs, and managed our change order revenue
- 2012 Mathew Miles Walsh II Safety Competition - 2nd Place

**Project Engineer - O'Hare Modernization Program** (June 2010 - June 2012)

- Recorded major contract changes and created invoicing for \$3M of change orders
- Managed commissioning of new taxiway and airport operations areas
- Managed electrical, asphalt, traffic markings, and other subcontracts with \$14M project budget

**Barton Malow Company – Project Engineer – Charlottesville, VA** (June 2009 – June 2010)

## **EDUCATION**

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**THE UNIVERSITY OF COLORADO, Boulder, CO** (August 2013 - May 2015)

Master of Business Administration (Graduate May 2015)

Concentration in Real Estate & Finance

Fellowships: Daniel A. Kind ('13 & '14), MBA Fellowship ('14), Gallogly Real Estate Fellowship ('14)

Current GPA: 3.82/4.0

**PURDUE UNIVERSITY, West Lafayette, IN** (August 2004 - May 2009)

B.S. in Civil Engineering

Minor in Economics

Graduating GPA: 3.1/4.0

## **ACTIVITIES & ACCOLADES**

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General Memberships: CU Graduate Real Estate Association, CU Finance Club, NAIOP, ULI

Leadership Positions: Net Impact Club – VP Operations ('13), Net Impact Case Competition – Case Writer ('13),

ULI - Etkin Johnson Student Scholar ('14), Explorer Committee Member ('15), Hines Competition ('15)

**COMPUTER SKILLS:** Microsoft Excel (Advanced), Argus Enterprise '16 (Proficient), Yardi, AutoCAD

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