

THÉO BELIN

Paris, FR | +1 (720) 216-4094 | tb452@cornell.edu | www.linkedin.com/in/theobelin

EDUCATION

Cornell University

SC Johnson College of Business, Nolan School of Hotel Administration

Ithaca, NY

Bachelor of Science, Business—Hotel Administration, Real Estate Minor, cum laude

December 2025

- **Awards:** Hotelier for Life Senior Prize Finalist, Philippus Miller III Legacy Award, Dean's List GPA: 3.80
- **Relevant Graduate Coursework** (1st semester of Baker Program's Master in Real Estate curriculum): Urban Economics, Financial Modeling, Real Estate Finance & Investments, Sustainable Development, Commercial Real Estate Development

EXPERIENCE

Rothschild & Co

Paris, France

Investment Banking Intern | Global Advisory – Real Estate M&A

March 2026 – August 2026

- Execute valuation analysis and modeling to support Western European mid-market real estate M&A transactions
- Draft Information Memoranda (CIMs) and investment committee presentations for buy-side/sell-side mandates
- Perform market research and due diligence, helping clients identify and evaluate strategic real estate targets & investors
- Analyze capital restructuring mandates, evaluating debt profiles and modeling balance sheet optimizations

Cornell University, Nolan School of Hotel Administration

Ithaca, NY

Dean's Liaison

August 2025 – December 2025

- Represented the Dean's office to high-profile guests, advancing recruitment and benefactor relations

Lead Course Assistant

August 2023 – December 2025

- Supported professors (graduate courses: Hospitality Development & Management, Properties Development & Planning) with grading & proctoring; assisted students with underwriting exercises, feasibility analysis and PowerPoint presentations
- Coordinated and led a team of 12 assistants, managing schedules, project deadlines, and communications

The Dermot Company

New York, NY

Summer Analyst

June 2025 – August 2025

- Supported underwriting efforts for multifamily acquisitions (300+ units) by producing rent comp reports, analyzing T-12s and rent rolls, and modeling monthly cash flows across core and value-add strategies, including mixed-use components
- Created quarterly leasing performance reports across 7,500+ units, analyzing KPIs such as average downtime, renewal rates, occupancy trends, and rent PSF; built 10 rent comp packages using CoStar and ApartmentIQ to aid investment team
- Collaborated with ESG and property management teams to compile data for sustainability reporting, including e-waste tracking, checklist compliance, and historical utility analyses

Mandarin Oriental Hotel Group

New York, NY

Group Residences Development Intern

June 2024 – July 2024

- Conducted feasibility studies and market research for 12 branded residential projects across NYC, London, Dubai & the Alps
- Compiled competitive sets, unit sizing, and pricing benchmarks to support luxury development underwriting
- Assisted with presentations, reports & financial modeling for Strategy (brand premium mgmt.) and Operations teams

The Statler Hotel

Ithaca, NY

Bell Stand Attendant & Summer Intern (Cornell Hospitality Internship Program)

April 2023 – August 2023

- Created a welcoming first impression for guests at Cornell's full-service hotel, providing valet, shuttle & luggage service
- Rotated between Front Office and Meetings & Events positions, participated in management meetings & training workshops
- Provided front-desk customer service and operational logistics support for Cornell's Conference and Events Services, which hosts over 12,000 guests participating in conferences, meetings, and programs throughout the summer

ACTIVITIES & SKILLS

- **Leadership:** Dean's Student Advisory Board; Cornell Hotel Society - Collegiate Chapter, Executive VP (alumni association); Hotel Ezra Cornell, AD People & Culture (annual student-run hospitality conference)
- **Financial Modeling & Analysis:** Advanced Excel (DCF, LBO, scenario/sensitivity), ARGUS Enterprise, Eastdil Secured Real Estate Finance Training Program, Break Into CRE Financial Modeling Bootcamp, Certification in Hotel Industry Analytics
- **Memberships:** Phi Chi Theta business fraternity, Cornell Real Estate Club, ULI New York, NAIOP Upstate NY
- **Languages:** French (proficient), Spanish (conversational)