

# Tyler Wherry

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## EDUCATION

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**Texas A&M University, Mays Business School**  
Master of Real Estate  
GPA: 4.0/4.0

College Station, TX  
August 2024 – December 2025

**Texas A&M University, Mays Business School**  
Bachelor of Business Administration in Finance

College Station, TX  
August 2020 – May 2024

## EXPERIENCE

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### Digital Realty

Dallas, TX

*Portfolio Management Intern*

June 2025 – August 2025

Digital Realty (REIT) is a leading global provider of data center and colocation services with a market cap of approximately \$50 billion, operating over 300 facilities.

- Prepared Investment Committee memos to secure approvals for investments and tenant improvements.
  - Drafted IC memo for a ground up development in Chicago totaling 64,000 RSF with a total investment value of \$83 million; engaged in IC meeting and facilitated questions on the investment, leading to the advancement of the project.
  - Prepared IC memo for tenant fit outs, securing \$4.25 million in approvals for design specifications for the tenant (a multinational technology company), ensuring efficient resource allocation and compliance.
- Managed leasing activities within the Chicago, Dallas, Toronto, Houston, and Austin markets.
  - Developed comprehensive lease trackers to monitor renewals and extensions for 30+ tenants occupying over 6.4 million in RSF with approximately \$3.8 billion in portfolio value.
  - Modeled new lease deals, preparing Lease Opportunity Summaries (LOS) with total contract values of \$12.2 million (1.2 MW in Dallas) and \$12.1 million (1.35 MW in Toronto); calculated key return metrics including Net Effective Yield (NEY), Stabilized Yield, and Mark-to-Market.
- Prepared quarterly business plan for all covered markets (Dallas, Chicago, Toronto, Houston, Austin), including updates to comparables, graphs, and performance metrics, which were then presented to the executive leadership team to inform strategic decision-making.

### TurnKey Solutions

Austin, TX

*Project Manager*

May 2024 – August 2025

TurnKey Solutions is a provider of student living turnover, renovations/rehab, capital improvements, project management, and new construction services, operating across over 30 states.

- Oversaw the successful turnover of over 1,000 residential units across Arizona, California, and Wisconsin, guaranteeing high-quality project completion within deadlines.
- Managed and supervised over 30 employees and administered payroll processes, ensuring accurate and timely compensation.
- Cultivated strong relationships with property managers across all projects to secure contract renewals for the following year, maintaining continued business partnerships.

## LEADERSHIP

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**Texas A&M Master of Real Estate**  
Finance Career Committee Chair

College Station, TX  
August 2025 – December 2025

- Mentored and supported new finance students by organizing professional development initiatives and coordinating guest speakers to provide insights on career paths and industry opportunities.

## SYSTEMS

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Microsoft Excel (Pivot Tables), Yardi, Power BI, ARGUS Enterprise, Microsoft PowerPoint.