

George Griffin Bollman

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EDUCATION

Texas A&M University

Master in Real Estate

Bachelor of Business Administration in Accounting

College Station, Texas

December 2025

May 2024

Cumulative GPA: 3.74 / 4.00

PROFESSIONAL EXPERIENCE

Kalterra Capital Partners

Acquisition Intern

Dallas, Texas

May 2025 – August 2025

- Sourced multifamily acquisition targets, including initial underwriting of a 384-unit, \$57M transaction; conducted operational due diligence by reviewing rent rolls, T-12s, and market data to identify inefficiencies and value-add potential
- Built over twenty Excel-based underwriting models to analyze return sensitivity across varying entry cap rates, exit yields, rent growth assumptions, capital expenditures, and expense management strategies
- Presented five investment proposals to support internal committee decisions, including full return projections, debt service coverage ratios, and equity waterfall distributions across multiple investment scenarios
- Analyzed market data against competitive benchmarks to identify inefficiencies and upside potential; proposed creative asset management solutions such as unit renovation, utility reimbursements, and vendor realignment to maximize returns

JSX

Accounting Intern

Dallas, Texas

June 2023 – August 2023

- Utilized Microsoft Excel to reconcile company credit card statements, ensuring accurate and transparent record-keeping
- Adhered to Generally Accepted Accounting Principles, implementing comprehensive models to allocate purchase order expenses to periods incurred, categorized by nature of expenses, along with corresponding supplier information
- Streamlined three key processes by matching monthly operating expenses with revenue activity to determine flight profitability, calculating variable and fixed costs, including landing fees, for each flight at all airports managed by JSX
- Examined financial statements, highlighting overspending and suggested areas in need of improved operational efficiency

Commercial Realty Partners, LLC

Summer Analyst

Dallas, Texas

June 2022 – August 2022

- Conducted written analysis and evaluations of target properties, ensuring they met all strategic investment criteria
- Performed market research on comparable properties to increase value and cash flows of underperforming properties under management, enabling replacement of existing tenants with those willing to pay higher current market rates
- Structured concurrent deals through due diligence and closing phases to ensure smooth transactions
- Prepared detailed reports and market summaries of two target properties, assessing potential added value upon acquisition
- Led team meetings, playing key role in securing sales of two quick-service restaurants
- Created an Excel model to test return on assets and internal rates of return depending on different interest rates

LEADERSHIP & INVOLVEMENT

Phi Gamma Delta Service Committee

Committee Member and Co-Committee Chair

College Station, Texas

November 2020 – May 2024

- Coordinated annual cleanup involving fifteen members to collect litter along trafficked roads in College Station
- Launched food drive, donating one hundred cans to the Brazos Valley Food Bank, servicing local community members
- Collaborated with Meals on Wheels, providing volunteers, to serve community members in need

The Big Event

Committee Member

College Station, Texas

January 2021 – March 2021

- Consulted team members to execute largest one-day, student led, community service project in the nation
- Carried out job checks, communicating with Brazos Valley residents to identify specific needs and project requirements
- Coordinated logistics, including volunteer assignments and project timelines and resources, to ensure task completion

HONORS, ACTIVITIES & INTERESTS

Honors: Eagle Scout

Activities: Aggie Real Estate Club, Phi Gamma Delta Service Committee, The Big Event, Meals on Wheels

Computer Skills: Excel, Tableau, Word, PowerPoint, ARGUS certified

Relevant Coursework: Financial Modeling, Real Property Finance, Real Estate Decision Making, Commercial Real Estate Law