



ADMIN STARCEVIC

MBA (Finance & Investment)

Management / Analysis / Financial Software Modelling

Private Equity / Real Estate / General Businesses

Financial & Investment Modelling, Valuation Expertise, Excel+VBA,
Software Programming, Data Analysis, SQL, SAP

I'm searching full time employment or freelancing agreement ($\geq 6m$) optimally within a private equity or real estate sector preferably to participate in the process of investment due diligence and/or analytical monitoring of actual investments, businesses or accounting.

I offer best practise management and analysis support in compliance with corporate's management. My core skills are within the analytical process and development of investment valuation tools & presentations. I understand Economics, Accounting, Financing, Tax, IFRS and HGB Corporate Implications, which I can employ in to the process effectively through cooperation with all corporate departments.

In recent years I'm working on my family real estate developments while also creating useful investment / business software applications within MS Excel and Windows Software such as Risk Analysis Tools.

Curriculum Vitae '22

German National and Resident fluent with German, English and Croatian Languages and with basic Knowledge of French and Mandarin Languages.

International Working Experiences (Germany, UK, China)

+49 (0) 1514 576 3802
+49 (0) 176 258 40 466

starcevic23@hotmail.com

<http://adminstarcevic.com/>

Work Experiences:

❑ Finance / Investment Analyst:

FT employment at Real Estate Management Company in Germany (VONOVIA). my responsibilities included mainly evaluating large size real estate acquisition projects but also other type of transactions. Skills required were: cash flow modeling, financial due diligence, investment value determination, development of related financial tools, modeling support among other departments (controlling, finance, asset management), financial & Investment correspondence with Private Equity shareholding professionals (TerraFirma UK). Germany ~4 years.

❑ Business Consulting & Administration:

Diversified small to micro general business administration and sourcing, strategic, financial and quantitative support within sectors such as construction, food processing business development, international trading, retail, model shooting administration, electric mobility. Among other I was personal investment adviser of Gambian Consul. China & Hong Kong ~5 years.

❑ Mathematics Teaching:

I was PT teaching in Mathematics & Physics at German University, PT lecturer in Financial Mathematics at Coventry Business School (Entry Level) and FT Mathematics teacher at International High School in China (Hangzhou). ~total 3 years

In recent years I'm working on my family real estate developments while also creating useful investment / business software applications within MS Excel and Windows Software such as Risk Analysis Tools. I have many years of programming experience consisting of research and study in order to create useful software tools which is among my professional hobby activities.

Academics:

✓ MBA (Finance & Investment)

Full Time Master Study completed in England @ Coventry Business School

✓ MS Excel Professional

Skills include: advanced level of programming, quantitative modelling and Add-Ins development

✓ CFA Study

currently interrupted & incomplete certification

✓ SQL Data Management

Microsoft Certified

✓ SAP Software Introduction

Certified in Financial Controlling

✓ Automotive Engineering

Full Time Study completed in Germany @ Cologne University of Applied Sciences with strong focus in analytical evaluation, simulation methods, programming and virtual reality.

Project References:

In order to view more details open Web Page by [clicking the picture buttons below](#).

Cash Flow Model in Excel:

Real Estate Investment Valuation

- Example shows a parametric cash flow projection with key performance results such as IRR and other.
- This Financial Model Includes only common Excel Functions.

P&L	0	1	2	3	4	5	6	7
	2022	2023	2024	2025	2026	2027	2028	2029
Gross Cold Rent	66.420	67.748	69.103	70.485	71.895	73.333	74.800	76.296
Rental Growth		2,00%	2,00%	2,00%	2,00%	2,00%	2,00%	2,00%
Income Loss on Vacancy		-3.321	-3.291	-3.258	-3.222	-3.184	-3.143	-3.099
Vacancy in %	-0,0014	5,00%	4,86%	4,71%	4,57%	4,43%	4,29%	4,14%
Bad Debt (1%)		-664	-677	-691	-705	-719	-733	-748
Net Cold Rent	62.435	63.780	65.155	66.558	67.992	69.457	70.953	72.481
non-recoverable	-1.008	-999	-989	-978	-966	-954	-941	-926
Utilities (2€/sqm + 2% Inflation)	20.160	20.563	20.974	21.394	21.822	22.258	22.703	23.158
Maintenance Expenses (10 €/sqm)	-12.600	-12.852	-13.109	-13.371	-13.639	-13.911	-14.190	-14.473
Maintenance Cost (€/sqm)		15,30	15,61	15,92	16,24	16,56	16,89	17,23
Modernization/Repairs								
Administration Expenses (€/sqm)		-857	-874	-891	-909	-927	-946	-965
Operating Expenses:	-13.607	-14.708	-14.972	-15.241	-15.514	-15.793	-16.076	-16.365
EBITDA	48.828	49.073	50.183	51.318	52.478	53.664	54.877	56.116
Interest Expenses		-15.960	-15.120	-14.280	-13.440	-12.600	-11.760	-10.920
Interest Rate		5,00%	5,00%	5,00%	5,00%	5,00%	5,00%	5,00%
Depreciation		-18.519	-18.519	-18.519	-18.519	-18.519	-18.519	-18.519
EBT		14.594	16.544	18.519	20.519	22.545	24.598	26.677
Tax		-2.189	-2.482	-2.778	-3.078	-3.382	-3.690	-4.002
EAT		12.405	14.062	15.741	17.441	19.163	20.908	22.676

Risk Analysis in Excel:

SCENARIO DESIGNER

- Allows effective and quick financial model parametric scenario designing and administration in MS Excel.
- Scenarios can be recalculated with simple updating function, including full design ready for the debate at executive level.
- Including VBA programming functions with User Interface provided as Excel Add-In.

SCENARIO TABLE			
	Standard Case	Best Case	Worst Case
Net Price	475.000	450.000	510.000
Interest Rate	3,10%	2,50%	4,50%
Maint Rate	8,00	6,00	10,00
Inflation	2,00%	1,00%	4,50%
Rental Growth	2,50%	3,00%	1,00%
Div_Y1	11,75%	14,18%	8,16%
CM	7,67	9,45	4,57
IRR	16,30%	19,08%	11,05%