

CORAZON WAMAKIMA, CAPM

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Accomplished and dynamic professional with more than 5+ years of public tax accounting and CAPM certified project management consulting various industries on income tax subject matters. Leveraging strong analytical and quantitative skills, passion for client service and highly developed work ethic to transition to real estate finance whereby I can optimize and syndicate successful real estate deals. Proactive leader and team player integral to the success of leadership roles.

PROFESSIONAL EXPERIENCE

THE DAVIS COMPANIES DEVELOPMENT INTERN

BOSTON, MA
2022 - CURRENT

- Review and report on actual project status compared to plan, including construction timing/expenditures and lease up pace/rates for life sciences projects in Cambridge MA.

WANJIKU RE LLC FOUNDER

NEW YORK, NY
2018 - CURRENT

- Perform underwriting analysis for \$15M worth of real estate assets (affordable housing in Atlanta). [The Ridge Avenue Project](#)
- Built Qualified Opportunity Zone (QOZ) financial models to eliminate investors' capital gains tax through Federal Opportunity Zones credit.
- Own and operate a small investment property portfolio performing property management among other responsibilities.

PRICEWATERHOUSECOOPERS LLC SENIOR TAX ASSOCIATE

NEW YORK, NY
2012 - 2016

- Supervised the review of more than 300+ separate state returns with shared service centers in India achieving year over year efficiency of 20%.
- Delivered a memorandum on the income tax impact on significant transfer pricing transactions totaling \$300M USD and built financial valuation models.
- Honorably selected to represent the largest market, NY Market, in the National Tax Advisory, a committee of senior executive tax leaders and staff representatives.

EDUCATION

MASSACHUSETTS INSTITUTE OF TECHNOLOGY *Master of Science, Real Estate Development*

CAMBRIDGE, MA
2022

- **Vice President**, MIT Real Estate Club
- **Real Estate Panel Lead**, Africa Innovate Conference *Focusing on Real Estate Technology and Sustainability*
- **Fellow**, Association of Foreign Investors in Real Estate (AFIRE)

RUTGERS UNIVERSITY *Bachelors of Arts, Accounting*

NEWARK, NJ
2011

LICENSES AND CERTIFICATIONS

- New York State Licensed Real Estate Salesperson (Agent)
- Certified Associate in Project Management (CAPM)