

Harry Patel

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EDUCATION

Toronto Metropolitan University (Ryerson) | Ted Rogers School of Management

Toronto, ON

Bachelor of Commerce (Honours), Accounting and Finance; Real Estate Minor

Sep 2023 – Apr 2028

Cumulative GPA: 3.7/4.0 (90%); Pursuing CFA Level I (May 2027)

Awards: Class of 2027 Top 100, Dean's List, Advanced Entry to Co-op, Ted Rogers Entrance Scholarship

Relevant Courses: A+ in Macroeconomics, Finance I & II, Fixed Income Securities, Real Estate Management

PROFESSIONAL EXPERIENCE

Royal Bank of Canada

Toronto, ON

Analyst, Corporate Real Estate

Sep 2026 - Present

- Contribute to business case development and opportunity assessments, consolidating inputs from CRE teams to inform cost-effective real estate solutions for the portfolio
- Support strategic initiatives across RBC's global portfolio of ~24 million sq. ft. and 2,300 locations, spanning offices, retail branches, data centres and other critical facilities
- Research real estate best practices, market data, and financial services trends, translating findings into analytics and insights communications to inform senior leadership decisions and change initiatives

Choice Properties REIT

Toronto, ON

Summer Intern, Property Accounting / Property Tax

May 2026 - Aug 2026

- Analysed rent revenue, recovery ratios, operating costs and tenant recoveries across a ~69M RSF portfolio, identifying NOI drivers to support budgets and quarterly reforecasts
- Supported property-level financial reporting and portfolio forecasts for ~700 assets with ~\$17B NAV across retail, industrial and mixed-use/residential properties
- Designed and implemented AI tools to automate routine accounting tasks, projected to save approximately 1,650 hours annually while improving accuracy, efficiency and reliability

Infrastructure Ontario

Toronto, ON

Summer Associate, Asset Management

Jun 2025 - Sep 2025

- Projected renewal funding needs for 4,300+ assets (42M RSF; ~\$5.5B NAV) in the General Real Estate Portfolio by assessing asset age, condition, functionality and capital replacement value
- Built executive dashboards using capital replacement values, rents, RSF and condition metrics to inform the VP's presentations to clients and the Treasury Board on capital allocation requirements
- Validated asset condition and valuation data and tracked 8 performance metrics during the VFA to Arcadis (AMIS) transition, supporting accurate migration of portfolio data

LEADERSHIP & INVESTMENT EXPERIENCE

Investa Insights

Toronto, ON

Chapter President

Jul 2026 - Present

- Lead and mentor a team of 20 in industry research, pitch development, three-statement operating models, DCF and LBO modelling, and comparable company analysis

Portfolio Manager

Aug 2024 - Jul 2026

- Performed DCF, comparable company and precedent transaction analysis to inform sector research, financial models and scenario analyses for simulated portfolios
- Led 4 analysts in producing equity research and investment theses across TMT, oil and gas, and real estate to guide portfolio allocation and case competition strategy

Ted Rogers Investment Council (TRIC)

Toronto, ON

Investment Analyst

Sep 2024 - Aug 2026

- Developed a buy pitch on Shake Shack (NYSE: SHAK), assessing licensing economics, expansion and margin resilience; DCF and comparable company analysis indicated 39% implied upside
- Conducted bottom-up equity research on 9 companies across FIG, consumer, industrial and healthcare sectors

ADDITIONAL INFORMATION

Technical Skills: MS Office, Power BI, Tableau, Google Workspace, S&P Capital IQ, Bloomberg Terminal, Argus

Certifications: Bloomberg Market Concepts, Excel for Finance, Power BI, Tableau, Python, R and SQL

Interests: Rowing, perfumery, Star Wars, voice narration, film analysis and reading