

Ryan J. Olk

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EDUCATION

University of Minnesota, Twin Cities

Curtis L. Carlson School of Management

Bachelor of Science in Business, Major: Finance

CEA CAPA Education Abroad

International Finance Courses

Minneapolis, MN

May 2026

GPA: 3.74

Barcelona, ES

Jan 2025 – May 2025

GPA: 4.0

EXPERIENCE

Olympus Ventures LLC

Real Estate Intern

Minneapolis, MN

Jan 2026 – Present

- Underwrite Multifamily development and Student Housing acquisition opportunities across major U.S markets
- Construct pro forma models to forecast property-level returns and assist asset management teams with due diligence

Gary S. Holmes Center for Entrepreneurship

Entrepreneurial Events Intern

Minneapolis, MN

Sep 2023 – Present

- Showcase 50+ entrepreneurial events, connecting 100+ early-stage entrepreneurs with funding and advisory resources
- Orchestrate a 6-month PR campaign for the 2024 and 2025 MN Cup, the largest statewide startup competition in the U.S. with 3,200 applicants competing for \$400K in cash prizes, delivering 80 promotional videos and graphics across LinkedIn
- Manage the application process for the 2024 and 2025 Pitch Slam, an entrepreneurial pitch competition that supports companies with \$500K-5M in revenue by providing \$50K in cash prizes throughout the MN seed funding community
- Evaluate over 200 MN Cup applicants and provide constructive feedback to companies whose applications were denied
- Present a testimonial video campaign for the 2024 MN Cup that captured the competition experience across 7 months

The Meritex Company – Industrial Real Estate

Investments Intern

Minneapolis, MN

May 2025 – Dec 2025

- Underwrote infill industrial acquisition and development opportunities across 10 U.S. markets using ARGUS and Excel
- Created investment cover pages and pro forma summaries for weekly investment committee meetings
- Assisted in the underwriting and closure of a \$74.2M, 607K SF, 5-property, 34 tenant portfolio for Meritex Fund V
- Evaluated 483 due diligence and lease documents throughout the acquisition process to abstract risks and abnormalities
- Modeled return sensitivity to lease-up timing and exit strategies across core-plus, value-add, and opportunistic properties

Backflipping Benton

Public Relations Intern

Eden Prairie, MN

Jan 2022 – Jun 2024

- Negotiated \$18K in product and sponsor agreements with companies: Burton, Khuno Optics, and Summit Chiropractic
- Managed all content creation and brand relations for snowboarder Benton Obregon, under the alias Backflipping Benton, throughout YouTube, Instagram, and TikTok, amassing over 40K followers across social media platforms
- Applied SEO geomarketing strategies to connect with over 50M users through 25 advertisements

PROJECTS & LEADERSHIP

Project Destined

Real Estate Private Equity Intern

Minneapolis, MN

Sep 2025 – Oct 2025

- Enrolled in a 5-week REPE program, analyzing multifamily acquisitions and competing in a live deal competition

NAIOP CRE Development Association

Center for Education

Minneapolis, MN

June 2025 – August 2025

- Private Equity Fund Structure and Management, Advanced Development Practices course participant

Break Into CRE – Real Estate Financial Modeling

Advanced Excel Modeling Program

Minneapolis, MN

Sep 2024 – Jan 2025

- Completed 50+ hours of RE financial modeling coursework on acquisitions, debt optimization, and equity waterfalls

SKILLS

Technical: ARGUS, Microsoft Excel and PowerPoint, RE Financial Modeling, CoStar, Pitchbook