

Financial Modeling Portfolio
Assistant Store Manager | B.S. Business Administration, Finance Concentration
Victor Tous

Introduction:

This portfolio highlights a collection of self-directed financial and operational modeling projects developed to strengthen my analytical, forecasting, and decision-making capabilities. The projects span workforce planning, corporate valuation, and real estate investment analysis, demonstrating the application of financial analysis to both operational and strategic business decisions.

Through these projects, I have developed practical experience in financial modeling, forecasting, budgeting, valuation, sensitivity analysis, resource allocation, and data-driven decision making using Microsoft Excel, SEC filings, and publicly available market data. These projects reflect my interest in corporate finance, financial planning & analysis, valuation, and data-driven decision making.

Core Skills Demonstrated:

- Financial Modeling
 - Forecasting & Budgeting
 - Variance & Scenario Analysis
 - Discounted Cash Flow (DCF) Valuation
 - Real Estate Investment Analysis
 - Workforce Planning & Labor Optimization
 - Data Visualization & Reporting
 - Microsoft Excel (Advanced Formulas, Sensitivity Analysis, Dashboards)
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1. Labor Budget & Workforce Planning Model

Type: Operational Finance / Workforce Planning

Overview:

Designed and built an Excel-based labor planning model to support workforce allocation decisions within payroll budget constraints. The model incorporates employee availability, staffing requirements, labor budgets, shift coverage needs, and productivity considerations to optimize scheduling outcomes.

Key Features:

- Payroll budget allocation
- Workforce scheduling optimization
- Staffing coverage analysis
- Shift distribution planning
- Labor utilization reporting

- Dashboard visualizations and reporting
- Scenario analysis for varying payroll budgets

Objective:

Applied workforce planning and labor budgeting techniques to support staffing decisions, optimize payroll utilization, and improve operational efficiency.

2. Commercial Real Estate Redevelopment Model

Type: Real Estate Investment & Development Analysis

Overview:

Developed a full redevelopment model for a 20-unit multifamily project including acquisition, construction, financing, operations, and investment return analysis.

Key Features:

- Development budget
- Construction cost forecasting
- Debt financing structure
- Monthly amortization schedule
- NOI forecasting
- DSCR analysis
- Levered and unlevered IRR
- Cash-on-cash return analysis
- Long-term operating projections

Objective:

Demonstrate understanding of project underwriting, capital structure, investment returns, and real estate development feasibility.

3. Discounted Cash Flow Valuation Models

Type: Corporate Finance & Equity Valuation

Overview:

Developed discounted cash flow valuation models for publicly traded companies using SEC filings, financial statements, and market-based assumptions. Each model includes a five-year operating forecast, unlevered free cash flow analysis, terminal value calculations, and sensitivity analysis.

Valuation Projects:

- *Procter & Gamble*
 - Five-year operating forecast
 - DCF valuation
 - Terminal growth and exit multiple analysis
 - Sensitivity analysis

- *Uber Technologies*
 - Revenue and margin forecasting
 - DCF valuation
 - Terminal value analysis
 - Sensitivity analysis
- *Palantir Technologies*
 - Growth and profitability forecasting
 - DCF valuation
 - Terminal value analysis
 - Sensitivity analysis

Key Components:

- Revenue forecasting
- Operating margin analysis
- Unlevered free cash flow modeling
- WACC estimation
- Terminal value calculations
- Sensitivity tables
- Equity value estimation

Objective:

Demonstrate financial analysis, valuation methodology, forecasting, and the ability to develop assumption-driven investment models.

Technical Skills & Data Sources:

- Microsoft Excel
 - SEC Filings (10-Ks & 10-Qs)
 - Yahoo Finance
 - Finbox
 - AlphaSpread
 - Financial Statement Analysis
 - Sensitivity & Scenario Analysis
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