

NIKOLAS MIRANDO

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SUSTAINABILITY & DATA LEADERSHIP

Keyne Anderson Real Estate - Associate, Sustainability

Mar 2024 - Present

Sustainability Data & Reporting Lead | Boca Raton, FL

- Serve as data manager and reporting lead across 1,100+ assets, working hand-in-hand with FP&A and enterprise data teams on warehouse/SQL structures, reporting logic, data ownership, controls, and portfolio-wide standards.
- Write the annual Responsible Investing reports for Keyne Anderson Real Estate and Keyne Anderson Capital Advisors; the real-estate report is GRI-aligned. Serve on the Responsible Investing Taskforce coordinating firmwide inputs and review.
- Own 80+ investor ESG DDQs across asset, fund, and firm levels; partner directly with the Head of Compliance on DDQs, UN PRI, SFDR Article 8/9, annual reporting, review, and assurance-ready processes.
- Designed and launched a proprietary Power BI/SQL ESG analytics platform; integrated ENERGY STAR API and internal data to automate KPIs, GRESB/SFDR/DDQ reporting, benchmarking, and QA.
- Lead GRESB reporting and consultant QC end to end; increased Scope 1 coverage to 100% for directly controlled assets and delivered the firm's first 5-Star fund, a top peer-group score for attainable housing, and 2x Sector Leader recognition for the core strategy.
- Calculate annual GHG inventories using GHG Protocol-aligned methodologies and emissions factors; commissioned a 1.5°C pathway study for the core open-end strategy.
- Shape ESG strategy with Compliance and sustainability leadership: designed IC tracking and new-fund KPIs, including ESG integration for the latest closed-end strategy, and developed a 20% EUI-reduction method for the attainable housing strategy.
- Lead BPS compliance across 1,100+ buildings; assess exposure, drive property-team action plans, and manage related consultants.
- Developed Baseline, an AI-powered ASHRAE 211 due-diligence engine that converts property data into ECM workplans, capital budgets, green-certification priorities, incentives, savings, and BPS exposure.
- Built and open-sourced ESPM MCP, a local-first server exposing nine typed tools over the ENERGY STAR Portfolio Manager API, including portfolio/group aggregations for property, score, EUI, GHG, and certification data.

Verdani Partners - Senior ESG Data Analyst

Jun 2022 - Mar 2024

Data Management Lead

- Led data management for the firm's largest client across 1,400+ assets and 26 funds; owned Measurabl integrity, GRESB submissions, ENERGY STAR benchmarking/certification, and portfolio utility-data QA standards.
- Converted reporting requirements into repeatable portfolio controls, resolving gaps across property teams, utility sources, platform records, and submission outputs.

Fairstead - Energy & Sustainability Data Analyst

Jan 2022 - Jun 2022

- Owned portfolio energy and cost data, improved data accuracy 65% in the first month, and contributed to the annual ESG report.

APPLIED AI & PRODUCT LEADERSHIP

RootWurx - Founder & Principal Product Builder

2025 - Present

Client-embedded AI and operating systems

- Created [ESG Almanac](#), a multi-tenant reporting agent that retrieves against current GRESB guidance, identifies reporting gaps, and generates Excel what-if scenarios while isolating each firm's data.
- Deliver and operate two client operating systems using React/Next.js, FastAPI, Supabase/Postgres, and row-level security, integrating AI-assisted deal, lease, and document intake with commission, accounts-receivable, and reporting workflows; the second launched with 16 modules and 19 migrations.
- Built a Slack-native AI operations agent with iterative tool use across Supabase/Postgres, CRM activity, Google Drive and Notion knowledge, reviewed Slack-derived operating memory, and private RAG over lease, LOI, and proposal documents; supports thread context, audited calls, persistent skills memory, scoped writes, saved queries, and autonomous creation and execution of scheduled cron jobs.
- Published six open-source MCP servers for CRE intelligence spanning FRED capital markets, Census demographics, FEMA flood risk, HUD rents and income limits, BLS employment, and County Business Patterns tenant-base data; live-tested each against its public API.

CORE CAPABILITIES

Reporting	GRI, GRESB, UN PRI, SFDR Article 8/9, GHG Protocol Scope 1/2/3, TCFD, investor DDQs, assurance support and controls
Data	FP&A/data partnership, warehouse/SQL requirements, Power BI, Excel/Power Query, pandas, ENERGY STAR Portfolio Manager/API, Measurabl
AI/Product	Discovery, workflow design, prototyping, RAG, tool-use agents, MCP, document intelligence, stakeholder demos and feedback
Technical	Python, SQL, TypeScript/JavaScript, FastAPI, Next.js/React, Supabase/Postgres, pgvector, Docker, CI/CD, OAuth2/APIs

EDUCATION

Stevens Institute of Technology - M.S. Sustainability Management

2021

Rowan University - B.A. Environmental Studies; Minor: Planning & Sustainable Built Environments

2019