



REAL ESTATE FINANCIAL ANALYST JOB DESCRIPTION

About Northern Real Estate Urban Ventures, LLC

We are a full-service real estate development company who is a leading provider of real estate finance and development services for affordable housing, single-family homes, retail and commercial facilities. NREUV has developed over 7500 units valued at \$2B. NREUV performs development services across the country and currently have projects in Virginia, MD, OH and Washington, DC.

GENERAL RESPONSIBILITIES

- Prepares complex financial models to evaluate potential new development or investments opportunities. Models include project and portfolio level performance and structured finance.
- Create financial models to evaluate property investment exit strategies with operating costs/revenue and income streams.
- Underwrite real estate projects including rents, interest rates, project budget and operating expenses
- Update financial models with actual cost data to evaluate investments
- Prove out budget by performing detailed underwriting of each budget line item
- Assist with the preparation of multifamily applications for financing
- Perform market research to determine/verify a project's economics and to verify assumptions used in models.
- Identify economic/general issues with potential economic impact.
- Work with Development Managers to resolve finance-related development issues.
- Assist with acquisition and development due diligence.
- Perform rental rate analysis. Cultivate broker relationships for market information.
- Perform special projects/analysis for the principal executive.
- Summarize and present findings and recommendations succinctly.
- Assist with due diligence of new acquisitions, dispositions, and refinancing
- Assist in preparation of annual budgets and cash flow projections for existing properties
- Assist in development of asset management plans for the multifamily portfolio
- Assist in quarterly lender reporting
- Conduct monthly and quarterly reviews and expense variance analysis
- Supplemental analysis for line-item review and preparation of property budgets & reforecasts.
- Assess economic, demographic and real estate market data.



- Prepare financial packages and presentations for equity investment, acquisition, predevelopment, development and disposition, etc.
- Work closely with accounting to complete the month-end closing and provide the monthly financial review for senior management team.
- Reads, abstracts, and analyzes real estate-related documentation (i.e., offering memorandums, leases, term sheets, LOIs and contracts).
- Performs due diligence and research of real estate markets and tenants.
- Clearly and concisely communicates findings to all relevant parties.
- Prepares clear concise summary documentation and spreadsheets that support and explain the basis of the analyses for use in presentations, proposals and/or reports; presents research and underwriting recommendations to decision makers.
- Interacts with Senior Management relative to the evaluation of acquisitions and underwriting strategies.
- Updates underwriting in conjunction with review and input by members of the department.
- Completes special projects and Adhoc reports.
- Other duties as assigned.

Requirements

- Must be in a Bachelor's/Master's degree in Finance, Real Estate or a related program.
- Must have high proficiency with computer software, including Microsoft Word, Excel and Outlook. Advanced skills in Microsoft Excel is a must.
- Must have outstanding quantitative skills.
- Must be able to work independently, be reliable and organized.
- Must be professional, energetic and positive.
- Must have excellent verbal and written communication skills.

Salary and Benefits

Commensurate with experience. Healthcare and other benefits available.

Please send resume to NREUV at gigs@nreuv.com