

INVESTMENT MANAGEMENT ANALYST

The Scion Group, a leader in student housing, seeks an Investment Management Analyst for our Chicago corporate office.

The Investment Management team oversees the investor experience, administering high-quality client service across the organization's Institutional and High Net Worth client base. Primary investor touchpoints include inbound inquiries and quarterly operational, financial and investment reporting. The position requires minimal travel, flexibility, independent work, and the ability to multi-task in a fast-moving work environment

Primary Responsibilities:

- Aggregate and analyze portfolio-wide data across operations, capital and investor reporting departments – develop internal and external benchmarks and provide analysis against available income and expense survey data and public-REIT data
- Develop financial models and perform financial statements analysis, valuation analysis and market or industry specific research analysis
- Review monthly, quarterly and annual budget variance reports, identifying and presenting areas of concern and potential areas of improvement
- Perform cash management analysis for all managed properties; calculate and propose monthly distributions – this will require working in a collaborative fashion with Asset Management, Corporate Operations and Accounting
- Monitor and identify financial trends having an impact on investment performance
- Generate and maintain monthly portfolio financial performance reports for executive management team
- Partner with Asset Management department to prepare Annual Operating and Capital budgets; project annual cash flow and distributions with detailed analysis of year-over-year performance and analysis to original underwriting, incorporating comparisons to industry performance benchmarks
- Provide analytical support and guidance in determining the feasibility, financial impact and ROI of specific capital projects
- Assist with the transition of newly acquired properties into portfolio financial management
- Assist with the preparation and dissemination of offering materials, and coordinating of equity raises in connection with new acquisitions and investment opportunities
- Assist in the underwriting and due diligence of potential acquisition
- Assist with debt refinancing, asset dispositions and return of capital
- Provide administrative and analytical support for the Investment Management Department
- Maintain Investor database
- Respond to investor inquiries in a timely manner
- Maintain distribution tracker and JV promote models
- Prepare and distribute quarterly investment letters
- Contribute to the development and documentation of the organization's Asset and Investment Reporting model, best practices, procedures and FAQs and other processes associated with the build-out of the Investor Reporting function

Requirements:

- Bachelor's degree in real estate, finance or economics

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- Strong knowledge of financial statements
- Strong analytical and problem-solving skills with an ability to convey complex datasets and information to internal management and external partners
- Data driven with a natural ability to problem solve and create solutions
- Advanced financial modeling skills including extremely strong Microsoft Excel, Word, and PowerPoint skills (proficiency with VBA strongly preferred)
- Knowledge of and experience with commercial real estate fundamentals, investment principles, equity capital, accredited investors and the alternative investment space is a plus
- Thrive in an entrepreneurial work environment and be self-motivated
- Excellent written and oral communications
- Well organized, accurate and attentive to details

Founded in 1999, Scion focuses exclusively on ownership, operation and advisory services for student housing, both on and off campus. We have participated in the acquisition or development of over 44,000 beds and advised colleges and universities, foundations and private-sector providers in more than 170 campus markets, representing over \$4.0 billion of project value. Today, Scion owns and operates over 37,000 beds at 53 communities, serving 40 major university campus markets across 20 states and provinces. Among the most active participants in the sector, we have acquired or recapitalized nearly \$2 billion of purpose-built student housing in the past two years. Our managed portfolio includes nearly 3,000 beds of on-campus and university-affiliated projects in the U.S. and Canada, through public-private partnerships and joint ventures for on- and off-campus residences. Our investment track record is the result of combining comprehensive knowledge and thoughtful analysis, operational strength and creative approaches. We have specialized expertise in successfully repositioning under-performing properties in attractive markets, public-private partnerships, structured financing, urban settings and launches of new on- and off-campus housing.

APPLY ONLINE: <http://thesciongroup.com/careers/>