

Role: Senior Analyst / Associate - Asset Management

Company Description

Singerman Real Estate, LLC, (“SRE”) is a Chicago-based opportunistic real estate investment firm that has deep experience executing complex transactions and unlocking embedded value through the ownership of properties, real estate loans and operating companies. The investment focus is on maximizing risk-adjusted returns through investments in both debt and equity across all major asset classes including office, hotel, industrial, life science, retail and multifamily, in addition to some secondary real estate asset classes. Since its formation, SRE has sourced and executed, with partners, over \$4.8 billion of investments nationwide. The firm invests through fully-discretionary funds capitalized by institutional investors.

About the Role

Our firm is seeking a candidate to join our growing Asset Management team to contribute to value creation on a portfolio of SRE’s properties across different asset classes including life science, industrial, retail, multifamily and office. As SRE is an opportunistic investor, value creation tools for asset management include operational enhancements, major renovations, adaptive reuse, and structured investments. The candidate will work with Asset Managers in execution of the business plans and will be based out of SRE’s Chicago office.

The ideal candidate should have a strong grasp of evaluation and valuation techniques of multiple real estate asset classes. In addition, the candidate should have a strong grasp and knowledge of commercial real estate terms, market research, lease terms and their relative importance, debt instruments, etc. More importantly, the candidate should have a strong work ethic, excellent communication skills, both written and verbal, the ability to work with others and a desire to learn.

Duties

- Participate in the business plan execution for a diverse portfolio of properties using opportunistic value creation tools
- Work with property managers, local operating partners, leasing brokers and other service providers in executing the business plan for each property
- Participate in leasing and marketing update calls, evaluate prospective lease transactions relative to acquisition underwriting
- Evaluate value enhancement opportunities, perform sale and refinance reviews, lease and tenant credit evaluations and assist in presenting recommendations to the team
- Assist in budget development for each property, review and evaluate budgets with third party property managers and / or JV partners
- Perform quarterly asset-level valuations
- Participate in the disposition process for properties including review of marketing materials, assist in PSA preparation and prepare closing prorations
- Preparation of sell / hold assessments for select investments
- Communicates and reports to Lenders regarding draw requests, lease approvals and loan compliance

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- Monitor financial reporting and operating cost controls across multiple properties, markets, and product types
- Participate in on-site property visits and assist in evaluating the performance of the assets, the property management and leasing teams

Qualifications

- 2-5 years of commercial real estate experience required, preferably in a role directly related to asset management
- Experience across multiple asset classes is a plus as is multifamily or retail experience
- Bachelor's Degree in real estate, business, finance, or accounting required
- Exceptional attention to detail and ability to focus on a variety of tasks simultaneously
- Argus experience required
- Capable thinker with strong attention to detail
- Ability to develop and comprehend complex cash flow models. Proficient in Microsoft Excel and Microsoft Office PowerPoint
- Possesses integrity and a strong work ethic and ability to work in an entrepreneurial environment

Compensation

SRE seeks talented people and compensation will be above market and consist of salary and bonus. In addition, given the size and growth trajectory of the firm, there is significant room to grow overtime. Please direct all resumes and cover letters to recruiting@singermanre.com