

Job description: Real Estate Acquisitions Associate – Student Housing Investments

Employer: Our company is a rapidly growing, privately held real estate investment company that owns & operates a \$1B+ portfolio of commercial/industrial/retail real estate properties located in over 17 states. We want to hire a person to work out of our Austin, TX office that will help us to build a portfolio of student housing properties in key markets around the US.

- **Qualifications & Job Description:** We are seeking a candidate that has analyst/acquisitions experience, with a focus on student housing investments. The successful candidate must be organized, detail oriented, and analytical. Applicable past experience in underwriting and modeling student housing investment transactions is required. Upon joining our company, you will become a key member of a busy acquisitions team and help to identify and help evaluate potential real estate investment opportunities in student housing, as well as industrial and retail properties. To be considered for this position, you should be comfortable with building and manipulating financial models using Excel spreadsheets to project long-term cash flows and calculate projected returns on investment. Experience with Argus Enterprise is a plus (if you do not have this experience, you must be willing to learn the program). You will also assist with the due diligence and debt origination process for new acquisitions. Salary and bonus compensation to be commensurate with experience.

As an integral part of the acquisitions team, you will:

- Build on your existing network of student housing industry contacts to identify & underwrite potential investment opportunities in this area.
- Develop an understanding of how to analyze other types of investment property including: industrial & retail.
- Help to create financial models, prepare projections, perform market analysis in order to evaluate and identify investments with appropriate risk/reward ratios.
- Summarize analytical results in a clear and concise manner to support recommendations to senior acquisitions professionals regarding key decisions regarding new acquisitions, capital expenditures, debt origination, and portfolio allocation.
- Perform research on rent and sales market comparable, cap rates, debt costs, expense ratios, etc. to support investment decision making.

To succeed you will need to have the following background and skills:

- Strong critical thinking skills and a high proficiency in Excel.
- Experience with Argus Enterprise is a plus.
- 3+ years of experience working in the area of student housing investment, debt origination, or a related field.
- Strong written and verbal communication skills.
- Ability to build and work with complex cash flow models.
- BA or BS degree in Finance, Economics or related field.

***** Please submit resume along with your favorite joke to resumeREacquisitions@glenuna.com *****