INFINITELY STOKED PROPERTIES

Director of Portfolio Strategy

Overview:
The Director of Portfolio Strategy is responsible for identifying and assessing high-potential properties, analyzing local market conditions, and determining geographical areas of maximum investment opportunity. This role plays a critical part in the company's growth strategy by ensuring profitable acquisitions and managing long-term rental assets. The Director will lead market research, financial modeling, and property portfolio management to maximize both short-term house-flipping profits and long-term rental income.

Key Responsibilities:

- **Market Research & Opportunity Analysis:** Conduct in-depth research on real estate trends, neighborhood growth potential, and economic indicators to identify the most profitable investment opportunities.
- **Property Acquisition Strategy:** Develop and refine criteria for property selection, ensuring that all acquisitions align with financial goals, risk tolerance, and market demand.
- **Geographic Targeting & Expansion:** Identify high-growth markets and emerging investment hotspots where house flipping and rental conversions yield the highest returns.
- **Due Diligence & Risk Assessment:** Evaluate potential acquisitions by analyzing renovation costs, resale potential, rental demand, and overall investment viability.
- **Rental Property Portfolio Management:** Oversee properties that are converted into rental assets, ensuring they generate consistent cash flow, are well-maintained, and remain competitive in the market.
- **Financial Analysis & Forecasting:** Work closely with finance teams to develop financial models, ROI projections, and profitability assessments for both flips and rental properties.
- **Partnership & Vendor Relations:** Build relationships with real estate agents, brokers, wholesalers, and local government officials to gain access to off-market deals and favorable investment opportunities.

- **Technology & Data Utilization:** Leverage data analytics, real estate software, and AI-driven market tools to enhance property selection accuracy and investment decision-making.
- **Team Leadership & Development:** Lead and mentor a team of analysts, acquisition specialists, and property managers to optimize planning, acquisitions, and rental operations.
- **Collaboration with Executive Leadership:** Align investment strategies with the company's overall business objectives, working closely with finance, marketing, and construction teams to ensure seamless execution.

Qualifications & Skills:

- Bachelor's degree in Real Estate, Finance, Urban Planning, Business, or a related field (MBA preferred).
- 10+ years of experience in real estate investment, market analysis, property acquisition, or portfolio management, with at least 5 years in a senior leadership role.
- Strong understanding of real estate market cycles, property valuation, and rental market dynamics.
- Expertise in financial modeling, ROI calculations, and investment strategy development.
- Experience managing rental property portfolios, including leasing, tenant relations, and asset optimization.
- Strong analytical, negotiation, and strategic planning skills.
- Proficiency in real estate data platforms, GIS mapping, and market research tools.