



JOB OPPORTUNITY

Asset Manager – Real Estate

COMPANY

Our national industrial full-service development and investment client is growing. They are a recognized leader in acquiring, developing, redeveloping distribution warehouse, industrial/flex and other industrial properties located primarily in the southeastern, south-central, and southwestern United States. Their in-house expertise includes investment, development, asset management, property management, marketing, leasing and brokerage services.

This Asset Manager (Senior) position has exclusive responsibilities for a national industrial real estate investment fund. The position is located in the north Dallas office and requires up to ten percent airline travel each year. The Dallas office offers a new collaborative innovative work environment, friendly atmosphere with excellent total compensation including a business casual dress environment.

THE POSITION

We are seeking an experienced real estate Asset Manager with a minimum of five years of experience working directly for ownership to solely manage a \$1B national industrial fund portfolio. High proficiency in Excel and ARGUS cash flow modeling is required. Yardi experience is a plus. This position reports to the Vice President of Asset Management and works closely with the property management, accounting, and leasing teams. The Asset Manager will have the opportunity to present to the executive leadership team and investors.

An individual who is a self-starter, with an ability lead and drive asset management initiatives necessary to achieve desired financial portfolio performance is required. The ideal candidate will be passionate about real estate, enjoy having empowerment and working in an entrepreneurial environment.

ROLES AND RESPONSIBILITIES

- Responsible for asset management of a \$1B industrial real estate fund comprised of more than 100 assets and 15 msf.
- Execute the portfolio's investment strategy by performing financial forecasting, evaluating proposed lease transactions/deal structures, analyzing capital /repositioning opportunities and developing alternative asset and portfolio strategies.
- Perform monthly fund reporting to present the portfolio's operating and financial performance to the executive leadership team and investors.
- Prepare annual valuation of individual assets and the aggregate fund, including coordination and oversight of appraisal process and internal cash flow projections.
- Monitor and analyze actual financial results for operations and leasing compared to the budgets, as well as the original investment underwriting and strategy.
- Proactively recommend changes to the original investment and ownership strategies to senior management to maximize returns to investors and to the company.
- Manage the compliance of existing loans that are secured by the property or portfolios. Develop debt strategies and manage the loan renewal process, coordinating with lenders, and senior management.
- Analyze historic and forecasted financial statements, perform market research and analysis for properties within the fund to benchmark performance and evaluate go forward strategies.



- Coordinate with operations to support acquisition and development activities of the investment department, including underwriting, due diligence, and asset transition.
- Develop and maintain understanding of market dynamics, trends and economics to support asset level strategies.
- Develop aggregate annual budgets for their assigned portfolios. Support development of month and quarter end reporting.
- Perform special projects as required which may include capital calls, investor updates, property, or market tours, etc.
- Other duties as assigned.

QUALIFICATIONS

- Bachelor or master's degree(s) in finance, real estate or business discipline is required.
- Real estate designations and/or licenses are preferred.
- A minimum of five years direct real estate asset management experience working on behalf of an owner is required.
- Excellent communications and presentations skills with the ability to effectively communicate complex financial and strategic concepts.
- Strong financial analysis and critical thinking skills with the ability to assess performance (IRR, NPV, return on cost, etc.), develop recommendations and solutions.
- High level of proficiency in advanced real estate financial modeling in ARGUS and Microsoft Excel plus the Microsoft office suite.
- Proficiency the Yardi system is preferred.
- Self-Motivated and the ability to work independently to meet position performance requirements and deadlines.
- Excellent organization and time management skills with the ability to prioritize work tasks.
- Excellent interpersonal skills with the ability to effectively collaborate and work in a professional team environment.

BENEFITS

Compensation is excellent with a base salary and performance discretionary bonus. A comprehensive benefits package to include: paid time off, medical, dental, vision insurance available, 401(k) with generous company match, industry association membership(s) and training.

RESUME SUBMISSION

For any questions and confidential inquiries, please contact Julie Lynch at LYNOUS 972.786.3235 or Julie@LYNOUS.com. Qualified candidates please send your resume in Microsoft Word format with salary and bonus (broken out separately) history listed under each position, to Julie@LYNOUS.com or FAX 214.975.1462.