

INTRACORP IS LOOKING FOR AN ACQUISITIONS MANAGER!

Are you passionate about real estate? Do you love to find a great deal? Does working with an innovative company and learning from a highly talented team sound interesting to you? If so, you're probably a great fit for our position of Acquisitions Manager. Reporting to the Senior Vice President, Business Development and working closely with the finance and development teams, you will be responsible for identifying, qualifying, underwriting, and acquiring residential multi-family development land, in Metro Vancouver.

WHO IS INTRACORP

Intracorp is a fully integrated development company with in-house expertise in acquisitions, design, financing, development, construction, marketing and sales. In essence, we build great communities that we are proud of. Established in Vancouver in 1977, Intracorp has developed highly successful residential communities throughout southern BC. These include The Versatile Building and Orizon on Third on the North Shore, MetroPlace and Silver in Metrotown, MC² and Livingstone House on the Cambie Corridor, River Park Place in Richmond, The Jervis in the West End and our new Townhome collection set in extraordinary neighbourhoods.

Quality of product, leading edge design, customer satisfaction, word-of-mouth referral and repeat purchasers are key to our success – because we believe that we are building more than someone's next home. We are building extraordinary relationships. We are results driven, creative and aim to provide an extraordinary experience to our partners, employees and homeowners in every situation. For more information on us, visit www.intracorp.ca.

POSITION OVERVIEW

The Acquisitions Manager is responsible for identifying, qualifying, underwriting, and acquiring residential multi-family development land, in Metro Vancouver. To accomplish this you will:

- Network with brokers, landowners, consultants, municipal planners and other stakeholders to generate new acquisition leads & opportunities;
- Source and identify opportunities directly, by understanding and utilizing municipal information such as, official community/local area plans, entitlement process, approval timelines, zoning bylaws and design guidelines;
- Contact landowners directly to explore and pursue acquisition of development site(s);
- Perform due diligence and underwriting tasks to assess feasibility of developing identified sites;
- Work with Design team on development massing and yield exercises;
- Conduct ongoing market research to stay up-to-date on current home prices and absorption rates;
- Prepare project proforma to assess financial viability and rationalize "go" or "no-go" decision;
- Work with Legal team to prepare LOI's and PSA's;
- Work with SVP, Business Development to present and negotiate offers/agreements.

SKILL REQUIREMENTS

- Minimum 2 years of related work experience with a solid understanding of Metro Vancouver's residential market, municipal entitlements and multi-family development industry.
- University Degree preferred. B.C.I.T. Diploma (real estate option) or UBC Diploma in Urban Land Economics also acceptable.
- Strong communication skills;
- Attention to detail and experience reviewing legal documents
- Good negotiation and real estate valuation skills;
- Self-starter with good organization and time management skills;
- Independent worker with a strong ability to work cooperatively in a team-based environment.
- Sense of humour

To Apply Individuals meeting the criteria above are encouraged to submit their resume with cover letter in confidence to careers@intracorp.ca. Please put the job title "Acquisitions Manager" in the subject line. While we thank all candidates for their interest, only those selected for follow-up will be contacted.