

# SHAPE Living

New Hire

September 2018

**Role: Junior Financial Analyst – Shape Living**

## ABOUT SHAPE

SHAPE is the real estate investment, development, and management company leading some of the largest and most exciting projects in North America. Through our fully integrated platform, SHAPE specializes in complete neighbourhoods with a top-calibre mix of shops, restaurants, residences, entertainment and a complete range of daily services with transit connected. With a thoughtful approach and continuous pursuit of innovation, we think differently to ensure our projects are relevant and dominant for the future of real estate.

## OVERVIEW

SHAPE is set apart by the superior experience we offer across all facets of our business. We mind the details, take a proactive approach and constantly seek opportunities to provide an unmatched level of customer service. SHAPE Living oversees the development of residential real estate within mixed-use, transit oriented communities. With thousands of homes being delivered to the market in the coming years, the team will uphold and exceed this high level of service for our valued homeowners and financial stakeholders.

The Junior Financial Analyst will assist in preparing financial reports and analyzing data to help support key decision making and business development for the SHAPE Living team. With the size and complexity of SHAPE's developments, the ability to proactively collaborate with other departments and external consultants is key. This role will report to the Vice President of Finance, Residential.

## PRIMARY RESPONSIBILITIES

- Create and maintain proformas, cash flows, budgets, forecasts, and variance analysis for development projects
- Monitor construction projects and assist in funding debt/equity activity
- Assist in creating and maintaining residential pre-sale pricing models
- Analyze and extract insights from real estate market statistics
- Project cost database management and analysis
- Provide ad hoc analytical support to support key decisions and business development opportunities
- Project and corporate level reporting and cash management
- Identify and implement process and system improvements that increase efficiency

## QUALIFICATIONS

### Required Training and Experience:

- Bachelor's degree in Accounting or Finance
- Real estate industry experience preferred
- Proficient in Microsoft Excel

### Required Knowledge, Skills, and Abilities:

- Strong analytical and organizational skills
- Proven problem solving skills and strong leadership abilities
- Team oriented, motivated and collaborative with proven results
- Performs job duties in an accurate, detail-oriented and productive fashion
- Possesses strong interpersonal skills
- Takes personal ownership and ability to work independently
- Proactive, conscientious and reliable
- Uncompromised ethics and integrity
- Displays service excellence in dealing with internal and external clients and partners