

Position: Finance Manager – Real Estate Development

Location: Downtown Vancouver

About BOSA:

The story of Bosa Properties is one of entrepreneurship, commitment and a passion for real estate and construction that began over 50 years ago. Decades in the business have taught us how to create homes that are timeless in design, universal in their appeal, and comfortable for homeowners at every stage of life. Being a forward-thinking company matters to us and influences everything from where we build our projects to the amenities and technologies we build into them.

Bosa is proud to have been named an Aon Best Employer for 2017 and 2018, ranking among the top 1/4 of all Canadian employers based on engagement, leadership, performance culture and employment brand.

About the Role:

The **Finance Manager** will join our Real Estate Development Accounting Group as top-level contributor to the overall success of some of our highest profile projects. The projects you will work on are predominantly concrete high-rise buildings with values up to \$1bn. The portfolio is comprised of roughly 30 projects at varying stages of the development cycle. Your primary responsibility in this role is working closely with the Development team to provide critical data and guidance to facilitate the financial decision making throughout the development process.

- Maintain project proformas/budgets;
- Creating monthly cash forecasts and identifying sources of funding to be applied to uses;
- Assist development team with financial modelling and sensitivity analyses with a view to maximization of project returns;
- Waterfall forecasts and management of capital;
- Project reporting for the management and executive team;
- Project cashflow management;
- Oversee monthly project loan draws;
- Oversee project accountant activities such as reconciliations, GST filing, Trial Balance review.

What you Bring:

You are an analytical person by nature that has a passion for Real Estate and Construction. You enjoy managing the relationship between current and future numbers, and you understand how to root through complex financial data to find the answers you are looking for. Most notably, you have experience in Real Estate Development Accounting with a particular specialization in cash flow forecasting. Additionally, you are able to act as an advisor to our highly accomplished team of Real Estate Development Professionals throughout the life cycle of each project.

Our Must Haves:

Alongside your analytical mindset, you should also have the following skills and qualifications:

- Professional Designation (CPA, MBA, CFA);
- Proven knowledge creating long-term cash flow forecasts of 3-5 years;
- Strong analytical skills gained through your experience working on complex forecasting projects;

- Strong knowledge of financial metrics;
- Proven ability to build relationships at all levels, both internally and externally;
- Strong communication skills;
- Responsive, a strong ability in anticipating needs and delivering on commitments;
- Highly proficient in Excel.

Your Rewards:

Our most important offering to anyone that joins the Bosa Properties team is our culture of innovation, achievement, and ownership. We bring out the best in each other by constantly striving to be world class in all we do. These values are reflected in our Real Estate Projects, our Company, and our People.

At Bosa, we also offer a very competitive compensation structure that supplements your regular income with a robust benefits package:

- **Medical and Dental Coverage:** Our industry leading benefits package covers you and your dependents at no cost
- **Friends and Family Program:** Early and exclusive access to our newly released projects
- **BOSAconnect™:** Our annual development conference that is designed and hosted by our leadership and complemented by a range of world-class speakers and workshop experts.
- **Professional Development and Education Support**

How to Apply:

Please submit an application using the [link](#) provided, or by sending an email to people@bosaproperties.com. We value your interest in the Bosa Family of Companies. While we can only respond to shortlisted applicants, we will keep your information on file and consider you for future opportunities as they come available.