



## **Who We Are**

From our roots as a construction company founded by David Webbe in 1987, we've grown into a company that also develops new communities under the direction of Oliver Webbe, the family's second generation. Since the beginning, the story of Darwin has been told through the integrity of our actions, our straightforward approach to business and our relationships in the areas in which we work.

This commitment to character, community and quality holds true today more than ever. Whether it is through developing new projects, creating community spaces or building social housing throughout British Columbia, we are committed to being a valued partner and to playing our part in making our communities stronger now and for future generations.

Since 1987, we have built homes, community centers, shopping centers, libraries, office buildings, schools, restaurants, and hotels in municipalities throughout British Columbia. Today, Darwin has more than 65 acres of industrial, commercial, and residential projects in active development or construction. See link here for further details: <https://www.darwinconstruction.ca/>

Position Summary: The role of Financial Analyst presents the opportunity to work on some of the largest and most complex real estate transactions in British Columbia. The Financial analyst's primary objective is to support the Development team's underwriting process.

### **Key duties and responsibilities of the Financial Analyst are as follows:**

- Financial modeling and cash flow projections for real estate assets using Excel
- Property operating budget reconciliation incorporating detailed operating expense recovery methodologies
- Analyzing investment returns, yield metrics, scenario analyses, and profitability of real estate investments
- Pertinent property details review including but not limited to: Leases, material contracts, land use plans & zoning, property reports, existing and potential debt, and operating expenses reconciliation
- Compiling, summarizing, and analyzing market research data and reports, sales & rent comparables, and unique market trends
- Analyzing leverage and impact of debt financing on property cash flows and return metrics incorporating conventional mortgages, vendor-take-back financing, second mortgages, and other non-conventional financing
- Valuation of development and redevelopment sites utilizing residual land valuation and comparable transactions approaches
- Support the preparation of marketing materials such as marketing brochures, confidential offering memorandums, and investment analyses
- Assist with transaction execution functions including preparation of property documents, transactional documents, due diligence support, and addressing deal-related inquiries

## **Requirements:**

- Reliable and committed team player
- Strong analytical and financial modeling skills, including proficiency with Microsoft Excel
- Knowledge ARGUS Valuation (ARGUS Enterprise) software is an asset but not required
- Strong numeracy and writing skills are essential
- Proficient in Microsoft Suite, including PowerPoint, Word and Excel
- Position requires demonstrated problem solving and innovative decision making with the ability to work under tight deadlines
- Ability to read, comprehend, and analyze complex client contracts and associated legal documents
- Adaptable to performing multiple functions
- Strong organizational skills
- Excellent communication skills and command of English is required
- Demonstrated ability to work effectively under pressure
- A minimum of a Bachelor's degree in finance, accounting or real estate
- CFA, CA, or other financial designation is an asset but not required
- Demonstrated experience in preparing, comprehending, analyzing, interpreting and communicating complex information

A competitive compensation package is available and will be reflective of both qualifications and experience. All interested candidates should email their resume to [careers@darwin.ca](mailto:careers@darwin.ca)