

## Acquisitions Analyst, Real Estate

At Nicola Wealth, we provide clients a unique opportunity to be part of a diversified portfolio real estate located in select markets in Canada and the US.

We bring a focused, disciplined, transparent, and informed perspective to the real estate holdings we purchase. At the same time we are proactive and nimble, anticipating which properties will best serve our investors and overall portfolio mix, acting quickly and decisively to make opportunistic acquisitions.

We also oversee all properties in our portfolios, ensuring investment stability and minimizing exposure to factors such as lease, tenant and debt maturities and exposure while maximizing returns for our investors.

At Nicola Wealth, we believe our most valuable asset is our people and demonstrate that in the finer details, our interactions, and shared success. Our people make this an exciting and rewarding place to work, bringing energy, experience, and expertise. We welcome you to explore new possibilities and provide opportunities to develop. Our uniqueness fosters a creative, entrepreneurial, and collegial atmosphere that attracts outstanding people.

## Position Summary

Nicola Wealth Real Estate, the real estate division of Nicola Wealth, based in Vancouver, BC, is a boutique real estate asset management company that currently manages over \$5 billion of commercial real estate in Canada and the United States. On behalf of private investors, a team of experienced real estate investment professionals manage a diverse and growing portfolio of industrial, office, retail, multifamily, seniors housing and self-storage properties. Nicola Wealth Real Estate is growing significantly and is seeking a high-energy individual with entrepreneurial drive to join a dynamic group of dedicated real estate professionals. Reporting to a Director of Acquisitions, the Acquisitions Analyst will be responsible for supporting the Acquisitions Team.

### **As an Acquisitions Analyst, your key accountabilities include:**

- Analysis and underwriting for acquisition opportunities;
- Preparing detailed cash flow modelling and development pro-formas;
- Researching market data, trends, and comparable transactions;
- Assisting with due diligence for acquisitions;
- Preparing internal investment committee (IC) reports on potential acquisitions;
- Preparing materials for power point presentations and other marketing initiatives;
- Contributing to special projects, such as Nicola Wealth Investor/Planner presentations, as required;
- Assisting with the quarterly reports for all real estate funds;
- Collaborating with asset managers for the portfolio.

**As an Acquisitions Analyst, your qualifications and experience will include:**

- Completion of Bachelor's degree or College Diploma with an emphasis in real estate or finance;
- 2-4 years of real estate experience in asset management, appraisal, brokerage or related sectors;
- Familiarity with commercial leases and related legal documentation;
- Experience with financial modeling, development pro-formas and discounted cash flow analysis;
- Sound understanding of real estate valuation methods;
- Strong computer skills with advanced knowledge of MS Excel and ARGUS;
- Must be legally eligible to work in Canada for any employer.

**Soft Skills**

- Essential to be fluent in English both written and spoken
- Collaborative and team focused. A proven self-starter with the ability to work independently as well as part of a dynamic team
- Excellent interpersonal and relationship building skills
- Well-developed organizational, time management and communication skills
- Strong written and verbal communication skills
- Exceptional attention to detail and proven ability to multi-task, think logically and problem solve effectively
- Self-motivated with the ability to meet tight deadlines
- Professional demeanor

**Application closing date is March 12, 2021**

To apply, [please go here](#) and include both cover letter and resume in your application. Thank you for your interest in this position. We are an inclusive equal opportunity employer. For more information about this and other roles visit: [www.nicolawealth.com](http://www.nicolawealth.com)