

## Financial Analyst

Department: Capital  
Date: January 15, 2020  
Division: Multiple  
Reference No. BC-CAP-200101  
Position Type: Summer 2020 Internship  
Location: Surrey, BC

### Position Profile

You're passionate about real estate and are a self-professed "Excel Nerd". You are driven, result-oriented, analytical, and are known for your attention to detail. You thrive in an environment where you're constantly required to bring your A game, and tight deadlines bring out your best work. You are energetic, pragmatic, and take pride in your accuracy and timeliness. You have the confidence to synthesize data and communicate organized thoughts and analysis on the real estate market to executive leadership. Most importantly, you respect that your research will eventually support sound, evidence-based decision making that results in the deployment of millions of dollars of capital.



### Duties & Responsibilities

- Financial modeling and budget reconciliation process for investment purchase transactions
- Responsible for the preparation of financial returns including variance analysis and commentary;
- Develop financial models and investment analysis for both income-producing and development acquisition opportunities
- Assist with the underwriting process, responsible for analyzing lease documents, mortgage documentation and operating budgets
- Prepare analytical valuation write-ups and presentation materials for both senior management and clients
- Provide financial material and address queries for various stakeholders
- Prepare competitive market analysis reports for selected product types, neighborhoods, and cities
- Working with teams to determine the highest and best use for sites across multiple asset classes
- Provide market and project reporting material for internal and external stakeholders
- Drive all communications related to competitive market intelligence to management and project teams
- Visit competitor sites regularly to gather current information relating to pricing, incentives, unit mix, product design, amenity programming, etc.
- Build and maintain a database of economic inputs, information and research from both projects and market intel that can be used for modeling
- Prepare reports and track residential land transactions and development permit applications



- Manage and maintain market intelligence systems and processes
- Report directly to Director, Investments and Chief Financial Officer

#### Qualifications

- Drive and a strong work ethic
- Strong acumen of data management
- 2 to 5 years of financial and/or market analyst experience in residential and other real estate classes
- Advanced proficiency in Microsoft Office applications, including Excel and PowerPoint
- Strong team player, but equally independent and able to work in a comfortable, dynamic, and fast paced environment
- Ability to multitask and manage time without compromising quality of work
- Post-secondary education in residential real estate, economics, statistical analysis, mathematics, or finance is an asset
- Excellent interpersonal, presentation, written communication skills
- Strong analytical and financial modeling skills, including proficiency with Microsoft Excel
- Knowledge of operating Argus Valuation DCF/Enterprise/Developer software is considered an asset;
- Position requires a proven problem solver and innovative decision maker with the ability to work to tight deadlines;
- Ability to read, comprehend and analyze complex contracts and associated legal documents
- Adaptable to performing multiple functions
- Strong organizational skills
- Strong communication skills and excellent command of English is required
- Be able to demonstrate an ability to work effectively under pressure

#### Education

Related university degree in finance, real estate, or related field is preferred.

#### About IOM

**We are Isle of Mann**—a vertically integrated group of real estate professionals committed to community growth and business success through disciplined investment and mindful development. Integrity, humility and respect are at the core of who we are.

Our Capital department leverages the IOM platform to provide access to private debt and equity investment opportunities for institutional and high net worth clients. Our various fund strategies have a demonstrated record of superior, risk-adjusted returns that are securitized by AAA real estate.

#### Working at IOM

**We are a family**—and like family, we support one another and take pride in each other's success. But also like a family we have high expectations of each other. We work toward ambitious goals that demand top performance at all times—then we strive to do better.

We recognize that talented people want to create and make an impact. To this end, we invest wholeheartedly in the entrepreneurial strength of our team by supplying the tools, training and unfettered access to senior leadership for support and mentorship. As a result, IOM employees are largely self-sufficient, quick learners who can hit the ground running.

We work in cross-functional teams that are driven by results. We check our egos at the door and rely on direct communication. We are casual and approachable, but always professional. We take pride in our work by executing with competence and care. We are passionate about what we do and live for a challenge.

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Please submit resume and cover letter to [Careers@IOMPropertyGroup.com](mailto:Careers@IOMPropertyGroup.com) with the title of the position in the subject line.

Please, no unsolicited resumes or phone inquiries from agencies. View our [Policy on Unsolicited Resumes](#) on our website.

We thank all applicants for their interest, however, only candidates selected for an interview will be contacted.

Isle of Mann is an equal opportunity employer.