



## **ASSET MANAGER**

### **ERES COMPANIES**

*Position to be based out of Denver, Colorado or Sarasota, Florida*

#### **COMPANY OVERVIEW**

Founded in 2014, ERES Companies is one of the fastest growing and unique real estate firms in the world. Unlike other commercial real estate service providers, ERES provides a truly vertically integrated approach to meet a multitude of real estate needs seamlessly controlling projects from start to finish. Leveraging the comprehensive power of our service lines, we are enabled to research, analyze, and provide the most efficient, cost-effective solution available for our client's real estate investments. This translates to peace of mind in knowing that their needs, timeline, and budget are being considered at every phase of their project. Our collective commitment to excellence, hard work, and creativity has resulted in a rapid firm expansion that has led ERES to complete thousands of successful projects both domestically and internationally, represent over five million square feet of commercial space and more than \$1 billion in real estate value, and manage over 6,500 multifamily and industrial units.

Our sophistication and expertise, combined with our small company values and client-centered approach, have provided us opportunities to partner with best-in-class, global corporate clients, including several Fortune 500 companies, in solving some of their largest and most challenging real estate issues. ERES is currently comprised of over 150 dedicated professionals working tirelessly to provide the finest all-inclusive real estate services in key secondary and tertiary markets across the globe. Always opportunistic about expanding operations, we have eleven domestic and international office locations in Denver, CO (headquarters), Sarasota, FL, Williston, ND, Bozeman, MT, Fort Worth, TX, Houston, TX, Midland, TX, New York, NY, Washington DC, and Neuquén, Argentina.

#### **ABOUT ERES CAPITAL**

ERES Capital is a full-service real estate investment and development platform operating both domestically and internationally. Our core focus is on fast-growing secondary and tertiary markets where we seek unique, off-market opportunities across hospitality, healthcare, industrial and education verticals. We pride ourselves in identifying hard to find, off market deals that fit our investment criteria and can garner above average, risk-adjusted returns across market cycles. Such opportunities could include special situations, value-add, or even ground-up developments with unique market characteristics. The ERES Capital team approaches each project with a tailored methodology that reflects the distinctive character of the asset, its location, the target audience, the estimated project timeline and the investor's financial goals.

#### **THE OPPORTUNITY**

##### **Job Summary**

The Asset Manager will work closely with senior-level ERES Capital team members in all aspects of the commercial real estate asset management process of existing investment properties and the development process. This position will be responsible for managing individual real estate investments and ground up development within the company's portfolio and monitoring assets to track underlying property budgets and collaborating with the ERES

Capital team members to provide guidance related to short-term and long-term capital planning and asset performance.

### **Essential Duties and Responsibilities**

- Drive each individual asset and the overall portfolio to maximum cash flow and valuation
- Management and oversight of properties throughout the development process
- Develop communication and collaboration processes with Acquisitions, Accounting, and Investor Relations
- Oversee spend decisions on capital expenditures, expansions, developments and redevelopments
- Oversee debt and equity capital executions for adjusting business plans
- Generate asset valuations, cash-flow projections, and other strategic analyses
- Orchestrate the administration of compliance needs in the insurance, debt servicing, and securities arenas
- Incorporate newly acquired assets into asset management infrastructure
- Roll up reporting to the corporate financial planning to help inform leadership's investment and growth plans
- Communicate key portfolio goals to the asset management, property management, and leasing teams
- Negotiate letters of intent and leases with key occupiers in conjunction with the leasing team
- Review, analyze, comprehend, abstract, and interpret various types of real estate documents, including leases, rent rolls, budgets, operating statements, expense recovery reconciliations, loan agreements, and other information used in the underwriting process.

### **Position Requirements: Skills & Experiences**

- A minimum of 5 years' experience at the Asset Manager level
- Full understanding of property sectors (hospitality, multifamily, office, industrial, retail, student housing, etc.) and their different investment characteristics and an ability to see the "big picture" in commercial real estate and capital markets finance transactions. Knowledgeable on fundamental concepts, practices and procedures associated with commercial real estate and investment analysis
- Understanding of financial terms and principles necessary in real estate underwriting, including Discounted Cash Flow, IRR, NPV, Time Value of Money, Return on Equity, etc.
- Ability to comprehend, analyze and interpret various types of real estate documents, including leases, contracts, and financial statements.
- Fundamental understanding of key aspects of the lease process and leases and their impact on property performance. Experience negotiating with tenants is a plus.
- Highly developed verbal and written communication skills – ability to interact effectively and professionally with a wide variety of internal parties (managers, analysts, sales professionals, clients, etc.).
- Close attention to detail and strong organizational skills; ability to multi-task in order to meet client deadlines.
- Proficient computer skills, particularly in Excel. Experience with ARGUS and YARDI is preferred
- Collaboratively and creatively supports the work efforts of colleagues at all levels and in all areas of the company

- University or college degree in Real Estate, Finance, Economics or related field

#### **EEO STATEMENT**

ERES is an equal opportunity employer and committed to developing and maintaining a diverse workforce. ERES strongly believes in equal opportunity for all, without regard to race, color, religion, creed, age, sex, pregnancy, family responsibility (e.g. child care, elder care), national origin or ancestry, citizenship, marital status, sexual orientation, gender identity or expression, transgender status, veteran's status, genetic information, or status as a qualified individual with a disability, protected leave status or any other protected characteristic in accordance with applicable law. The company also endeavors to make reasonable accommodations for known physical or mental limitations of otherwise qualified employees and applicants with disabilities unless the accommodations would impose an undue hardship on the operation of our business. Equal employment opportunity will be extended to all individuals in all aspects of the employment relationship, including recruitment, hiring, promotion, transfer, training, discipline, layoff, recall and termination.

#### **SUBMISSION**

Cover letters should clearly outline relevant experience and its applicability to this role. Qualified candidates may submit a resume and cover letter to Kate Waggoner at [kate.waggoner@erescompanies.com](mailto:kate.waggoner@erescompanies.com).