



## COMMERCIAL REAL ESTATE PORTFOLIO MANAGER

### ERES COMPANIES

*Position to be based out of Fort Worth, TX (Hybrid) | Please do not apply if you are not able to work out of our Fort Worth office – we currently offer a hybrid schedule. Please do not apply if you do not have specific experience with commercial leasing/sales & building operations and portfolio management with office and/or light industrial.*

### 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.

### THE OPPORTUNITY

#### Job Summary

The position is responsible for providing divestiture strategy and execution solutions to support client business line (BL) and corporate activities. Reporting to the Vice President of Project Management the REPM is a member of a comprehensive real estate team providing full-service real estate services for a designated corporate client. The real estate portfolio includes over 200 buildings in 17 states and Canada and Argentina consisting of commercial office space, owned property, mid-rise and high-rise offices, residential leases, and industrial space. The REPM leads real estate strategies and transactions to align with corporate and client strategies.

#### Essential Duties and Responsibilities

- Client's primary point of contact for dispositions of non-operating surplus sites in assigned portfolio.
- Review client's portfolio to identify assets with commercial value to recommend for divestment. Complete thorough analysis and due diligence on each property using Client

and municipal data resources. Prepare and obtain endorsement / approval of property disposition.

- Create opportunities for beneficial use of client's idle properties through effective implementation of non-operating site land management strategies.
- Develop and maintain individual commercial plans and strategies for non-operating surplus sites, including maintenance, security, remediation, demolition.
- Real estate advisor to BL executives for assigned portfolio.
- Ensure that environmental liabilities in transactions are identified and quantified in support of allocation negotiations and contract language to maximize shareholder value.
- Develop key relationships and regularly collaborate with the BL to gain a solid understanding of local operations, facilities, and emerging real estate needs. Manage client expectations and deliverables to align with overall corporate business objectives.
- Manage key relationships and agreements with Facilities Building Operations, Security, IT Infrastructure, consulting brokers, design firms, project managers, and other consulting real estate services providers.
- Develop project scope, present for reviews and approval comprehensive real estate plans and recommendations for divestitures and execute approved projects utilizing real estate consulting services. Coordinate, review and approve detailed due diligence studies.
- Prepare, review, and revise legal documents working with client's legal team.
- Oversee a wide variety of real estate transactions including property purchases and sales, leases, subleases, renewals, extensions, amendments, relocations, consolidations, and other property on occasion. Negotiate appropriate terms and conditions consistent with client's strong covenants, preferred contract terms and risk management profile, and understanding and utilizing client's financial position to achieve acceptable terms and conditions.
- Evaluate environmental risk to provide liability protection associated with real estate transactions.
- Communicate and report transaction and/or project activity progress to BL, local operations, and senior management as required.
- Position requires travel to assigned client and project locations.

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

- Bachelor's degree preferably in a related course of study or equivalent experience
- Experience in land dispositions and understanding of zoning regulations
- Fundamental knowledge of commercial real estate and general financial concepts
- Demonstrated analytical, negotiating and planning skills
- Ability to stay on track with critical administrative due diligence and support activities
- Exceptional attention to detail and thoroughness is required to ensure accuracy in all data and work product
- Strong communications skills to represent complex business and technical concepts to all levels of management
- Innovative and creative approach to problem solving and proactively mitigate risk.
- Accurate, detailed-oriented and must be able to manage multiple projects, tasks, and team requests within deadlines and schedules.
- Demonstrated ability to develop successful working relationships with emphasis on collaboration in an integrated project team environment.
- High proficiency with Microsoft Excel, Word, PowerPoint and Outlook

## **RECRUITERS, AGENCIES, AND INTERESTED CANDIDATES**

Please do not reach out directly to our executive team or staff on LinkedIn or via email. We are hiring for many positions and have a dedicated recruiter who will handle the process we have outlined. We appreciate your compliance. Thank you!

## **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).