

Financial Analyst, Asset Management

Now Hiring in St. Louis

CYCLE-TESTED STEWARDS
OF REAL ESTATE CAPITAL

The Company

Altus is an actively growing real estate investment and development firm with over 3.1 million square feet of office, industrial, retail, and multifamily properties. With a cycle-tested platform dating back to the 1960s, our understanding of real estate dynamics allows us to anticipate the needs of our investments — positioning us to optimize risk-adjusted returns for our private and institutional partners. Altus works collaboratively and cross-functionally to source off-market and marketed transactions, underwrite opportunities, and optimize the performance of portfolio assets with an emphasis on long-term value creation.

Our in-house team of over 50 professionals, located in St. Louis, Minneapolis, and Denver, handles every critical real estate function, including acquisitions, capital markets, development, property management and asset management. Altus' executive team has capitalized over \$4.2 billion of investment and development transactions with over \$550 million transactions closed since 2017. The company's growth plan includes continual deployment and asset growth in its core and targeted markets of St. Louis, Minneapolis, Kansas City, and Denver, as well as expansion to additional secondary markets.

The Role

The successful Financial Analyst candidate will work with the Altus team in support of asset strategy, financial modeling, and cash-flow analysis. This individual will lead production of internal and external reports, as well as communicate with internal stakeholders on behalf of the Asset Management team.

Compensation and Work Environment

- Salary, bonus
- Full benefits including medical, dental, and vision insurance available
- Paid disability insurance
- 401(k) matching
- Minimal travel (<10%)
- Full-time
- Office based position located in St. Louis, with hybrid eligible based on performance



Mission:

We are cycle-tested stewards of capital that provide access to direct real estate investment opportunities.

We take your trust seriously.

As your partner, we strive to deliver superior, risk-adjusted returns via vertically-integrated operations, data-driven processes, and transparent communication.

Core Values:

Always do the right thing
Learn and improve
Think like an owner
Uphold a sense of urgency
Sharpen pencils

Responsibilities

- Perform financial analysis and modeling using ARGUS and Excel models, including discounted cash flows, asset valuations, sell/hold analyses and cost/benefit calculations.
- Create, prepare, and upkeep existing and new asset management reports used to determine property strategy and direction.
- Assist in annual property budgeting process.
- Perform analysis for proposed leases, comparing lease economics against pro forma underwriting. Determine and evaluate a lease's impact on the property and portfolio.
- Research market trends and report on changes in rents, competition, and supply/demand drivers.
- Assistance with implementation of internal asset management system development and enhancements.
- Ability to take direction from a number of sources and collaborate successfully with teammates to produce high quality work product on schedule.
- Maintain and improve Excel models for Asset Management.
- Prepare and review quarterly performance updates of portfolio holdings for investors with minimal supervision. Support in preparing presentations and ad hoc financial analysis.
- Coordination and review of key performance metrics and detailed data requests on a quarterly and ad hoc basis for portfolio holdings

Qualifications

REQUIREMENTS

The Altus core values are “always do the right thing,” “learn and improve,” “think like an owner,” “uphold a sense of urgency,” and “sharpen pencils.” Accordingly, the candidate we are looking for will demonstrate the following:

- Strong Microsoft Excel modeling skills and experience.
- Firm understanding of finance and quantitative analysis.
- Very detail and task oriented.
- Ability to manage a high volume of workload while effectively progressing projects with colleagues and management.
- Professionally mature and confident, highly confidential.
- Highly organized and able to handle multiple ongoing projects.
- Ability to independently problem solve without direction from management.
- Overtime necessary around deadlines.
- Effective presentation skills.

EDUCATION / EXPERIENCE

- 4-year business degree required.
- One to two year of professional experience preferred; finance and/or commercial real estate preferred.
- Proficiency in Microsoft Office products required with an emphasis on Excel.
- ARGUS experience preferred.

ST LOUIS

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