



## **Pricing and Investment Analyst – Vancouver**

### **Why Us?**

We love our business – and we're good at it. It doesn't take long to learn why we're different. From regular team events to philanthropic initiatives, we are proud investors in our community and in our teams. It's why we love what we do and who we do it with. Learn what it's like to be excited to come to work every day!

### **Perks and Rewards for You**

We offer a comprehensive benefit package that includes a competitive salary, paid vacation, paid sick days and an employer paid health plan with family coverage. We have leaders who coach and support your professional development, offer opportunities for career progression, and encourage learning. Our recognition program highlights team as well as individual achievements. Through team and individual contests, charity, social and corporate events our work life offers something for everyone!

### **The Opportunity**

As a Pricing and Investment Analyst for InterRent, you are part of a team responsible for supporting the development, implementation and management of pricing strategies across the REIT's apartment portfolio through analysis of the economic, demographic and competitive landscape. In conjunction with the operations, sales, and finance teams, you will assist in tailoring pricing strategies to achieve precise short and long-term organizational goals. Moreover, you will be actively involved in preparing underwriting of prospective acquisitions which will include activities such as market research, benchmarking, review of past financial information and investment analysis.

Responsibilities will include, at a minimum, the following:

#### Pricing

- Leading and participating in site related visits often to stay current on key property features and competitive products;
- Assisting with the development and implementation of portfolio-wide, regional and property-specific pricing strategies to meet organizational objectives;
- Communicating dynamic pricing changes to internal stakeholders at regular defined intervals and as necessary;
- On-going monitoring of economic, demographic, regulatory and competitive trends;
- Creating, maintaining and updating detailed databases on key competitors in multiple markets;

- Creating, maintaining and updating detailed databases on key demographic and economic drivers in multiple markets;
- Proactively identifying opportunities to enhance revenues throughout the organization, and
- Other related activities to support the effective use of data and leverage market insights.

### Investment and Market Analysis

- Leading and assisting in the analyses and reporting for the acquisition and development of real estate property investments, portfolios, and transactions;
- Creating and maintaining financial models for real estate projects and assets using Excel;
- Performing ongoing income forecasting, asset management, and variance and sensitivity analysis;
- Analyzing current and past trends in key performance indicators including all areas of income, expenses, and capital expenditures;
- Assisting in managing an acquisition pipeline in order to track and action potential acquisitions, from initial lead through to final purchase;
- Performing due diligence on potential investments, portfolios and transactions to verify financial models;
- Performing market research on the real estate market across various cities and incorporating this research into analysis and reporting;
- Collecting, filing and sharing market intelligence for stakeholders to assist with strategic decision making;
- Working with senior management closely, taking feedback on deals and calibrating as appropriate;
- Developing financial models and analyses to support other strategic initiatives;
- Supporting senior management and departmental managers with in-depth analysis;
- Preparing and giving presentations on complex ideas and decisions to the executives and senior management team;
- Preparing presentations as necessary, and
- Other related activities to support the team and corporate objectives.

### **Requirements:**

- 1-2 years of relevant experience preferred
- Understanding of the multi-family regulatory environment
- Knowledge of financial concepts as applicable within the real estate industry (cap rates, NAV, levered/unlevered ROI, etc.)
- Strong research and analytical skills
- Excellent professional communications skills, including verbal and written
- Ability to interpret results and apply to practical business solutions
- Strong interpersonal skills and the ability to interact with executive level and key stakeholders
- Highly organized, with the ability to prioritize multiple competing projects and manage numerous ongoing activities

- Strong presentation skills
- Highly detail-oriented
- Advanced proficiency with Excel and other MS office tools

**Work conditions:**

- After hour work is expected to meet deadlines
- Ability to travel is required
- Vehicle is required to fulfill requirements of the role

**About InterRent**

InterRent REIT (TSX:IIP.UN), along with CLV Group, have redefined what a property management and multi-family real estate company can be. Backed by 50 years of experience in the industry, we have become market leaders in real estate, property management, acquisitions and new development in our core markets which include the Greater Toronto and Hamilton Area, Ottawa, Montréal and Vancouver.

We are growing! Find out more about us and our communities at [www.interrentreit.com](http://www.interrentreit.com) and [www.clvgroup.com](http://www.clvgroup.com) and let us know you're interested.

Only selected candidates will be contacted. No phone calls please. We appreciate your interest in exploring an opportunity with us.