



White Oak Partners is a growing multifamily real estate investment firm with over \$2.7B AUM. We look for performance-driven individuals with passion and focus who thrive in an environment of collaboration, open communication, and transparency. We are looking for a **Senior Associate** to join our growing team.

The Senior Associate, Acquisitions will report to the Director, Acquisitions and work with the Acquisitions and Investments team to identify and analyze multi-family real estate investment opportunities throughout the U.S. This position will gather and analyze financial data to build models, perform variance analysis, provide investment summaries to the investment committee, and mentor less experienced associates. The primary job functions involve, but are not limited to:

Essential Duties

- Work with the VP and Director of Acquisitions to evaluate deals
- Present prospective acquisition targets during the weekly pipeline meetings and investment committee meetings
- Build financial models, cost analysis, pro-forma and discounted cash flow models, and investor waterfall structures
- Direct preliminary investigation on market conditions for new opportunities with the research team
- Mentor and guide the workflow of the other associates on the team
- Assist with Due Diligence when needed
- Travel for acquisition tours and provide an overview to the acquisition and investments teams

Minimum Requirements

The ideal candidate for this position will thrive in a highly entrepreneurial, collaborative and fast-moving environment. This self-starter candidate should be an enthusiastic team player, offer innovative ideas and have the ability manage multiple priorities.

- Ability to travel up to 40% of the time
- Advanced knowledge of Excel
- Understanding of cap rates, transaction activity and performance within various markets on a national and regional level
- Aptitude for visually evaluating physical deferred maintenance and issues at multi-family properties
- Ability to establish rapport with Brokers
- BS/ BA degree with strong academic and finance background
- 4+ years real estate industry financial analysis experience, knowledge of multifamily strongly preferred
- Conceptual knowledge of core business disciplines including real estate finance, investment principles, corporate finance, and accounting
- Aptitude to understand White Oak's model and deal process
- Strong problem-solving, analytical and quantitative skills

Note: Nothing in this job description restricts the right for management to assign or reassign duties and responsibilities to this job at any time.

- Excellent oral and written communication skills, able to express ideas and describe information in a clear and concise manner, and operate in a collaborative environment
- Ability to train and mentor staff
- Professional presence to interact with executive management
- Ability to balance multiple projects simultaneously with demanding deadlines in a small team environment