



SWIFT REAL ESTATE PARTNERS IS SEEKING A MID-LEVEL ANALYST IN IRVINE, CA

Swift Real Estate Partners is pleased to announce an exciting opportunity for a Mid-Level Analyst to join our Investments team at our office in Irvine, CA.

About Swift:

Founded in 2010, Swift Real Estate Partners is a vertically integrated real estate operating company focusing on West Coast value-add office and industrial properties. As a premiere West Coast real estate operator, Swift has a proven track record of providing superior risk-adjusted returns to its partners. Swift owns and operates approximately 5 million SF.

ESSENTIAL DUTIES & RESPONSIBILITIES

In Swift's fast-paced, high-growth environment, the Analyst will have a high level of responsibility, working directly with senior members of the Investment team. The Analyst will also be involved with strategy development, valuation, financial modeling and analysis, performance tracking, and investor and lender reporting for the existing portfolio. Success in this position requires strong interpersonal skills to interact and collaborate with senior management, in addition to working cohesively in a team environment to achieve Swift's goals. Experience in property valuations, cash flow analysis, acquisition underwriting, lease analysis, and financial reporting will be extremely beneficial. Responsibilities in this dynamic position include but are not limited to:

1. Modeling cash flows and partnership structures to determine risk and return;
2. Preparing presentations on potential transactions for senior management that identify and assess synergies, utilize various valuation techniques, analyze financial risks, etc.;
3. Visiting real estate assets, companies and potential partners;
4. Researching real estate markets and competitive analysis related to potential acquisitions and divestures;
5. Participating in the many facets of bringing a deal to closing, including presenting to investment committee; and
6. Support with all aspects of asset management including business plan development, quarterly reporting, and exit strategy planning and execution.

POSITION REQUIREMENTS

- Four to five years prior experience in real estate analysis and/or investment firm, business valuation modeling, merger, acquisition and divestiture deal participation
- Bachelors Degree. Degree in Finance, Accounting or related field a plus.
- Strong financial modeling skills including DCF and waterfall analysis
- Corporate finance experience and income statement and balance sheet work (M&A models, and joint venture etc.)
- Solid experience on the equity transaction side of the business (must have worked on deals that actually closed, not just pitching)
- Firm grasp of Finance and Accounting fundamentals (including emerging issues)
- Able to manage projects with limited guidance
- Strong working knowledge of MS Excel, PowerPoint
- ARGUS experience required, certification preferred
- Ability to build and maintain relationships with team members, businesses, and financial institutions
- Strong written and verbal communication skills
- Ability to participate in and lead conversations with senior management



About Our Benefits:

In exchange for your talents and dedication, Swift offers a comprehensive healthcare benefits plan that includes full coverage of the employee's healthcare premiums and 50% for dependent's premiums. In addition, we offer flexible spending benefits, a competitive compensation package, and an excellent 401(k) plan that includes dollar for dollar matching up to your 4% contribution, 12-holidays per year, and a Community Service Day.

No relocation benefits are available.

If you would like to work for a great company then we look forward to hearing from you!