



Valuations Analyst

Calgary, AB

About QuadReal Property Group

QuadReal Property Group is a global real estate investment, operating and development company headquartered in Vancouver, British Columbia. Its assets under management total \$67.1 billion. From its foundation in Canada as a full-service real estate operating company, QuadReal has expanded its capabilities to invest in equity and debt in both the public and private markets. QuadReal invests directly, via programmatic partnerships and through operating companies in which it holds an ownership interest.

QuadReal seeks to deliver strong investment returns while creating sustainable environments that bring value to the people and communities it serves. Now and for generations to come.

QuadReal: Excellence lives here.

www.quadreal.com

Role Description

Situated in Calgary, Alberta, the Valuations Analyst will report to the Manager, Valuations. The primary responsibilities include liaising with property accounting, management groups and third-party appraisal firms to facilitate internal and external appraisal processes, including in-depth Discounted Cash Flow (DCF) analysis. The candidate for this position will be expected to provide all aspects of valuation and financial modeling, research, and analysis for a large real estate portfolio of various asset classes, including office, industrial, retail, multi-family, and land-lease assets. In addition, this person will also participate in the write-up of the quarterly valuation reports, explain the variances and trends, and bring together real estate market and economic research materials to support value conclusions. The successful candidate must have advanced knowledge of Excel including Pivot Tables. Experience with Argus Enterprise, VBA, Power Pivot, Power BI would be considered an asset.

Duties/Responsibilities

- Liaise with accounting, asset management, investment, development, leasing and property management groups in data collection for quarterly valuation updates
- Analyze property operating budget and financial statements
- Create and update Discounted Cash Flow models
- Analyze property cash flow and projected investment returns
- Analyze the impact of various assumptions on value, such as leasing parameters, inflation, operating expenses, capital expenses, financing, fees, etc.
- Research and analyze cash flow, leases, land residuals, up-side opportunities, and sourcing of applicable sales comparable to ensure marketed properties are strategically positioned in order to maximize value
- Analyze comparable property transactions
- Analyze investment risks
- Analyze and explain variances between quarterly value conclusions



- Review third party appraisal reports and provide documented feedback to external and in-house appraisers
- Prepare internal valuation summaries
- Embrace and proactively support QuadReal's culture of environmental responsibility and social responsibility
- Other duties as required

Experience and Qualifications

- **Education** – Hold a relevant undergraduate degree, preferably with a Real Estate or Finance specialization. Member of the Appraisal Institute of Canada and working toward AACI accreditation desirable.
- **Experience** – Two to four years of experience working with a real estate company (asset manager or developer), real estate brokerage or advisory firm, appraisal firm, or real estate lender is desirable. A strong interest in developing your career within real estate is essential.
- **Analytical** – Strong quantitative and analytical skills; detail-oriented and proficient in building and handling complicated data sets.
- **Communication** – Excellent communication and presentation skills; demonstrate an ability to effectively communicate and present results that articulate key themes and messages; ability to exercise strict confidentiality.
- **Organization** – Must be able to allocate time effectively and work under pressure to meet tight deadlines, handle multiple demands and competing priorities, and adapt to new ideas and change. Comfortable following direction but also contributing to the direction.
- **Responsive** – Must be extremely proactive and work well in a collaborative environment, with the ability to take guidance but then move projects forward independently.
- **Software** – Must have advanced knowledge of Excel (including Pivot Tables), PowerPoint and Word; knowledge of Argus Enterprise, VBA, Power Pivot, Power BI would be an asset.
- **Values** – Embrace and pro-actively support QuadReal's values and its culture of environmental sustainability and corporate and social responsibility.

<https://careers.quadreal.com/global/en/job/R0003145/Valuations-Analyst>