



BlueRoad Ventures is an alternative asset management and investment company with three distinct yet complementary areas of focus including financial and accounting services, private equity and real estate. We take a unique approach – with a multi-strategy platform, we leverage the synergies that exist across our complementary lines of business and areas of expertise to offer our partners customized and comprehensive solutions. We are a value-driven, straightforward and trusted partner with deep operational, investment, accounting and financial expertise.

## **VICE PRESIDENT, ASSET MANAGEMENT**

*Chicago, IL*

BlueRoad Ventures is currently seeking an exceptional asset management professional to join our growing team. This individual will play an integral role in successfully managing our growing real estate portfolio by overseeing all aspects of asset management. Primary responsibilities include developing and executing property level strategies to enhance and protect asset value and exceed investment objectives.

### **Essential Responsibilities**

- Responsible for the overall strategic operation and performance of assets within the portfolio.
- Develop and manage comprehensive asset strategies including leasing, property improvements, capital structure and sell/hold analysis based upon financial, market and valuation analysis.
- Continuously review the properties for opportunities to add value through renovation, expansion or repositioning of the assets.
- Work closely with property management personnel to manage daily operations.
- Strategize with internal team to establish annual business plan for each property including operating and capital budgets.
- Establish and maintain property operation benchmarking including revenues, expenses, NOI, investment projections, return on investment, and cash flow and distribution analysis.
- Maintain a detailed understanding of factors affecting various markets and submarkets associated with portfolio and monitor market trends in value, cost and supply/demand fundamentals.
- Understand competitive positioning relative to rents, lease terms and overall occupancy.
- Maintain property specific compliance with loan documents and equity agreements.

- Oversee leasing and marketing plan for properties including lease up projections, estimated tenant improvement costs, marketing methods and prospect plans.
- Form close relationship with existing tenants and work closely with leasing teams to maximize occupancy.
- Negotiate and execute leases and perform detailed financial analysis of specific lease transactions.
- Oversee preparation of and review property and portfolio financial statements.
- Maintain ARGUS files and excel models. Continuously review, analyze and prepare detailed financial analysis of properties and portfolio including cash flow projections and financial return analysis.
- Review and prepare quarterly and annual reports on property performance, including budget variances, along with progress on strategic initiatives.
- Play an active role with acquisitions team in underwriting process and preliminary due diligence for new opportunities.

### **Job Requirements**

- Bachelor's degree in finance, accounting, management, real estate or related field
- 5+ years of relevant real estate experience
- Successful record of accomplishment and demonstrated experience with analyzing complex investment issues, developing investment strategies and executing on strategies to achieve results and effectively manage risk
- Highly developed interpersonal, presentation, negotiation and communication skills
- Advanced user of Excel and ARGUS
- Experience with real estate and investment management software
- Demonstrates confidence, enthusiasm and energy
- Self-motivated with ability to work both autonomously and with team
- Brings/develops best practices in terms of reporting and procedures and will help develop efficiencies in operations and oversight
- Must be able to work under tight time constraints and extended hours as required
- Position located in Chicago with some travel required

**Send cover letter and resume to: [careers@blueroadadventures.com](mailto:careers@blueroadadventures.com)**