



Job Title: Junior Financial Analyst
Reports To: SVP, Analyst Pool
Department: Acquisitions
FLSA Code: Exempt
Date Modified: November 2019

Job Purpose

As an involved participant in the Acquisition's platform, the Junior Financial Analyst ("JFA") is responsible for supporting the investment process through quantitative and qualitative analysis. The primary function of the position is to work in conjunction with a Financial/Senior Financial Analyst and Acquisition Officer to escort a transaction through the deal pipeline from origination to close. The JFA will also work on portfolio related analysis on an as needed or ad hoc basis.

Duties and Responsibilities

- Research the physical and financial attributes of an asset as well as conduct lease analysis to accurately underwrite acquisition opportunities and value existing assets within the STAG portfolio.
- Work within STAG's proprietary cash flow model to project the overall economic feasibility and performance of potential real estate acquisitions, dispositions and corporate finance projects.
- Participate in broker calls to understand asset specific market dynamics including market rents, comparable sales, downtime and rent growth.
- Produce memorandum materials on a weekly basis to be presented to members of the Investment Committee for initial deal approvals.
- Prepare Letters of Intent.
- Contribute to the preparation of full Investment Committee memorandums for the Management Investment Committee as well as the Board of Directors for larger transactions.
- Assist in the interpretation of all due diligence materials as well as preparation of closing documents.
- Other responsibilities include preparing cash flows for lease analysis and accounting purposes.

Qualifications

- Bachelor's degree, preferably in Economics, Accounting, Finance, or Mathematics
- 0-1 years of experience in a real estate or finance related industry
- Highly motivated with a keen interest in real estate
- A working knowledge of Argus / Argus Enterprise is beneficial
- Proficient in Microsoft Excel, Word and PowerPoint
- Strong written and communication skills
- Desire to work in a team environment, often under pressure

Working Conditions

Position does not require special working conditions. Employee works in an office setting utilizing a laptop provided by company.

Direct Reports

Position has no direct managerial responsibilities.