

Asset Management Associate – Atlanta, GA.

COMPANY: WIM Resources, LLC dba Stonemont Financial Group, one of the nation's fastest growing private real estate investment and development companies, is currently seeking an Asset Management Associate in Atlanta, GA. Stonemont Financial Group specializes in investing across a broad spectrum of real estate asset classes and geographies to deliver attractive risk-adjusted returns. Stonemont offers diversified and differentiated real estate investment strategies and vehicles to institutions, family offices, trusts and high net-worth individuals. Stonemont is a firm founded on a simple strategy: to combine the experience and resources of a large institution with the creativity and flexibility of an entrepreneurial firm. The company has been in a growth phase for the past few years and business continues to drive the need for continued growth for Stonemont.

POSITION: Based in Atlanta, GA, the Asset Management Associate will play a critical role in supporting and executing asset-level and portfolio-wide strategies across a growing portfolio of industrial and medical office properties. This position offers an opportunity to work closely with the originations, acquisitions, development, construction management and transaction management teams, with direct exposure to both stabilized assets and ground-up development projects. The ideal candidate is proactive, analytical, detail-oriented, and eager to grow within a dynamic and entrepreneurial real estate investment platform.

RESPONSIBILITIES:

- Oversee and enhance the financial performance of assigned assets by developing and executing business plans in collaboration with senior asset managers
- Maintain and update comprehensive asset-level and portfolio-level Excel and ARGUS financial models, including cash flow projections, leasing assumptions, and disposition scenarios
- Lead the preparation of asset summaries and investor reporting packages
- Analyze new lease transactions, providing recommendations based on financial impact and market data
- Assist in the review and response of letters of intent to lease and purchase
- Develop and maintain strong relationships with leasing brokers to help drive occupancy and stay current on market activity
- Monitor market trends, tenant performance, and property operations to identify risks and opportunities
- Assist in the strategic planning and execution of capital improvements, lease-up strategies, and tenant relations
- Participate in due diligence and underwriting of new acquisitions and dispositions
- Review monthly property-level financials, construction draws, leasing activity, and variance reports
- Partner with internal and external development and construction teams to track progress, budgets, and pro forma performance for ground-up development and capital improvement projects.
- Support management of third-party property managers and service providers.
- Support day-to-day operations and communications for single tenant net leased assets with senior management oversight
- Oversee and support analysts in updating business plans and underwriting models

REQUIREMENTS:

- BA/BS in Business, Finance, Accounting, Math, Economics, Real Estate, or other related field;
- 2-4 years of previous experience in asset management, acquisitions or dispositions.
- Strong financial modeling skills and proficiency with Excel including experience in modeling joint ventures and waterfalls.
- Proficiency in Word and PowerPoint; Argus Enterprise experience a plus;
- Knowledge of DCF, NPV and cash flow models
- Excellent work ethic, self-motivated, and proactive with meticulous attention to detail;
- Ability to multitask, prioritize, and work well under pressure to meet established deadlines;
- Highly developed written and oral presentation and communication skills;
- Prior experience with industrial and / or medical office assets a plus
- Desire to grow within a collaborative and entrepreneurial culture.

COMPENSATION: The chosen candidate will receive a competitive salary, bonus eligibility, unique employee investment opportunity and a benefits package which includes medical, dental, vision with cost of employee covered and a 401(k) plan.

NOTE: *This job description is inclusive of but not limited to the job specifications contained herein. Additional duties or job functions may be required as deemed necessary.*