

## Investment 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 Investment Associate in Atlanta, GA. Stonemont is a privately held real estate investment and development firm managing diversified strategies on behalf of public and private institutions alike resulting in a portfolio of over \$5B in assets under management. Our vertically integrated operating platform is focused on developing, acquiring, and managing assets in high-growth markets across the country. Stonemont's foundation has been built through an emphasis on relationships, innovation, and execution. Our team's diverse experience, collaborative approach and fiduciary mindset have produced a demonstrated track record of performance across investment strategies and market cycles. Our commitment to utilizing our expertise in the asset types we know while continuing to evolve with the market allows us to be a prominent leader in the real estate investment management industry.

**POSITION:**

The investment associate will play a key role in supporting the full life cycle of industrial real estate development projects—from site acquisition and due diligence to entitlements, design, construction, and delivery as well as support for industrial acquisitions from identifying of opportunities to closing of the transaction. The ideal candidate has 3+ years of relevant real estate experience, a strong understanding of the development process, experience supporting acquisitions, and a passion for industrial assets. This role offers exposure to all aspects of real estate investment origination and development, with opportunities for growth and advancement. The position will report directly to the Assistant Vice President in Atlanta, GA and will underwrite and assist in sourcing and managing development opportunities and select acquisitions in the Mid-South market.

**RESPONSIBILITIES:**

- Support project underwriting, financial modeling, and investment memos for new development and acquisition opportunities
- Conduct market research, site analysis, and feasibility studies
- Assist in land acquisition efforts including due diligence, zoning analysis, and contract review
- Coordinate with internal and external teams including architects, engineers, consultants, and municipalities
- Track project budgets, schedules, and milestone deliverables throughout the development process
- Prepare investment offering memorandums to present to equity partners, lenders and internal investment committee
- Develop new and cultivate existing broker relationships within the SFG market for data and pursuit of projects
- Draft LOI's – land and shell building acquisitions
- Assist with lease negotiations, tenant coordination, and asset stabilization efforts
- Assist in the management and execution of the existing portfolio
- Maintain up-to-date knowledge of market trends, competitive projects, and investment metrics

**REQUIREMENTS:**

- BA/BS in Business, Finance, Accounting, Math, Economics, Real Estate, or other related field
- 3+ years of previous analyst experience in commercial real estate, corporate finance or investment banking
- Exceptional financial modeling skills and proficiency with Excel, Word and PowerPoint; Argus Enterprise experience required
- Familiarity with real estate pro formas, capital stacks, and investment return metrics
- Knowledge of DCF, NPV and cash flow models
- Excellent work ethic, self-motivated, and proactive with a 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
- Possesses overall intellectual curiosity regarding commercial real estate in an entrepreneurial environment

**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.**

**Please direct resumes to Dotte Meyer, Director of Operations at [dotte.meyer@stonemontfinancial.com](mailto:dotte.meyer@stonemontfinancial.com) and reference Investment Associate - Atlanta**