

Asset Management Associate – Dallas

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 Dallas, Texas. 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: Based in Dallas, TX, 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 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:

- Support asset managers in the execution of asset-level business plans to drive performance and value creation
- Maintain and update asset-level and portfolio-level financial models (Excel and Argus), including cash flow projections, leasing assumptions, and disposition scenarios
- Prepare investor reporting packages and internal reports
- Analyze new lease transactions and provide financial impact assessments to support decision-making
- Monitor asset performance, including operating results, leasing activity, and market conditions; identify trends, risks and opportunities
- Review monthly property-level financials, variance reports, leasing reports, and construction draws
- Support the strategic planning and execution of capital improvements, lease-up strategies, and tenant relations
- Develop working relationships with leasing brokers, property managers, and other third-party partners to stay informed on market activity
- Assist in due diligence and underwriting for acquisitions, dispositions, and refinancing activities
- Partner with internal development and construction teams to track progress, budgets, and performance related to underwriting

QUALIFICATIONS:

- Bachelor's degree in Business, Finance, Accounting, Economics, Real Estate, or a related field
- 2-4 years of relevant experience in asset management, acquisitions, or real estate finance
- Strong financial modeling skills with advanced proficiency in Excel, including experience with cash flow modeling and joint venture structures (waterfalls a plus)
- Proficiency in Excel and PowerPoint; experience with Argus Enterprise preferred
- Solid understanding of real estate financial concepts including DCF, NPV and cash flow analysis
- Highly detail-oriented with strong organizational and analytical skills
- Self-motivated with the ability to manage multiple priorities and meet deadlines in a fast-paced environment
- Strong written and verbal communication skills, with the ability to clearly present analysis and recommendations
- Experience with industrial real estate assets preferred
- Demonstrated ability to work effectively in a collaborative, team-oriented 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, Senior Director of Operations at dotte.meyer@stonemontfinancial.com and reference Asset Management Associate - Dallas