



Position: Associate, Investments
Location: New York, NY or Boston, MA

Company Description:

MSquared is a women-owned real estate development and impact investing platform that delivers real solutions by partnering with government, developers and investors to build mixed-use, mixed-income projects that promote inclusive economic growth and deliver strong risk-adjusted returns. We manage a series of private equity funds that invest nationally, as well as one vehicle focused on affordable housing projects in New York City only.

Job Description:

The Associate will be responsible for supporting the execution of deals "cradle-to-grave," including development and acquisition opportunities, underwriting, deal modeling, deal structuring, due diligence, financing, negotiation of terms, asset management, portfolio support, and dispositions. The candidate should expect to work in a fast-paced, entrepreneurial environment and have alignment with the firm's mission and investment philosophy.

Responsibilities:

- Screen new development and acquisitions opportunities against investment criteria.
- Drive the financial modeling, underwriting, and due diligence phases of potential new investments
- Prepare memoranda describing potential new investments and participate in Investment Committee presentations
- Prepare financial analyses for investment decisions, such as leasing, financing, and buy/sell decisions
- Prepare and effectively analyze market data / research
- Support the execution of business plans and monitor operating performance of owned investments
- Assist with capital raising presentations and other investor relations requests
- Manage existing / develop new relationships to originate new business over time
- Stay apprised of broader industry and policy developments and key business metrics
- Assist new initiatives / brainstorming
- Perform background research, participate in investor outreach, attend events and meetings
- Perform analytical support on various consulting projects
- Be willing to travel / assist senior staff on site visits

Experience:

- Bachelors or higher degree in relevant major. MBA, Real Estate, Urban Planning, J.D. or other relevant master's degree a plus but not required if other experiential factors are present
- 1-3 years of experience working in real estate finance or quantitative finance. Preference for candidates that have worked in real estate investment/development, investment banking, law or consulting
- Experience analyzing and underwriting ground-up developments and value-add redevelopments, multifamily and/or for-sale residential experience is a plus
- Excellent understanding of and ability to create and control complex Excel-based financial models and PowerPoint Presentations
- Strong oral and written communication skills
- Ability to prioritize projects and deliverables and incorporate a logical and systematic approach to all required analyses

- Proficient in Microsoft Suite (including Word, Excel and PowerPoint)
- Ability to travel as needed for diligence of investment opportunities and asset management of existing investments

Compensation/Benefits:

The base compensation range for this role is \$125,000 to \$150,000. This role is also eligible for a discretionary annual bonus, as well as access to our comprehensive medical, dental, and vision insurance, 401(k) plan, flexible spending benefits and all other benefits afforded to full-time MSquared employees.

MSquared is an equal opportunity affirmative action employer and administers all personnel practices without regard to race, color, religion, sex, national origin, sexual orientation, gender identity or expression, disability, protected veteran status or military status, or any other category protected under applicable law. MSquared is committed to taking affirmative steps to promote the employment and advancement of minorities, women, persons with disabilities and protected veterans.

Application:

Interested candidates should send a resume and cover letter to careers@buildmsquared.com.