



STONEWEG

VP OF ASSET MANAGEMENT

COMPANY:

Stoneweg US, one of the nation's fastest growing multifamily real estate investment and development companies, is currently seeking a Vice President of Asset Management. Stoneweg US serves as exclusive investment manager of Varia US Properties AG, a Swiss, publicly traded real estate fund (SIX Swiss Exchange ticker: VARN) and also partners with US and international equity investors to acquire and develop multifamily assets in markets with strong population growth and positive trending economic conditions. The Stoneweg US team challenges the conventions of real estate investment through a research driven, results-oriented approach that has led to the successful deployment of over \$380 million of equity and the acquisition of over 12,000 multifamily units since 2016. The Company plans to remain focused on this aggressive growth strategy for 2020 and beyond.

POSITION:

Based in the Tampa Bay FL region, the Vice President of Asset Management will be part of a dynamic and growing business environment and will lead the management of a strong investment portfolio located throughout the U.S. The Vice President of Asset Management will report to the Chief Executive Officer and will lead the Company's Asset Management as well as the Construction team, oversee third party property managers, prepare and maintain budgets, create and implement capital expenditure plans, and ensure professional and complete reporting to executive management. The goals of the position are to improve the overall operations of the properties, maximize return on investment, reduce risk and increase the long-term value of the portfolio.

The Vice President of Asset Management will work closely with the Company's Acquisitions, Legal / Development, and Accounting teams, as well as with a well-experienced team of leaders, both in the U.S. and abroad. This position will also have significant interaction with various equity investors related to our recently created GP Fund.

The ideal candidate will be an energetic, motivated self-starter with a hands-on approach. This person will be results-oriented and able to excel in a fast-paced environment that requires one to be able to adjust to shifting priorities and accomplish multiple tasks.

RESPONSIBILITIES:

- Design and implement processes and procedures to create an efficient and collaborative approach to asset management focused on maximizing cash flow, optimizing property performance and increasing investor returns.



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- Design and implement supervision and tracking tools to control and measure impact of construction works within the portfolio (larger projects), with the goal of improving reporting capabilities and delivering above average ROI.
- Develop business plans to promote revenue growth by gathering market and other relevant data, analyzing and identifying emerging trends, assessing the impact on the Company's market position, and communicating issues, threats, opportunities, and other pertinent information to the executive management team (KPI).
- Direct the Company's Asset Management team and create standards and objectives to measure team performance.
- Review and approve annual operating budgets and business plans for each asset.
- Supervise and evaluate third party property management companies associated with the assets.
- Develop strategies to maximize the value of each real estate asset by working with peers as well as with executive management.
- Discover training needs and provide coaching/training, as needed.
- Inspect individual assets on an as-needed basis, including documentation of necessary action items.
- Oversee the preparation and update of monthly performance reports.
- Review property, financial reporting and variance analysis and coordinate with accounting personnel to ensure that financial statements are accurately presented.
- Work with executive management to develop dashboard metrics and enterprise asset management reporting systems.
- Participate in the acquisition process by providing a capital expenditures schedule following on-site inspection of assets and by providing input on proforma budgetary forecasting.
- Manage the takeover of new assets/transition of property managers and ensure a smooth and successful transition into the portfolio.
- Participate in the disposition of an asset by providing summary reports and forecasts.

OBJECTIVES:

- Identify operational, financial, and business areas for improvement, solicit and develop innovative solutions, and implement new technologies, procedures, or tools that improve efficiency and productivity.
- Keep abreast of current changes in technology, processes, and standards within the industry and area(s) of responsibility.

REQUIREMENTS:

- 10+ years of experience in asset management, ideally with a multifamily owner/operator.
- Excellent problem solving, communication, analytical, and planning skills.
- Team leadership and management experience, preferably in the real estate space.
- Flexibility and ability to work under pressure in fast-paced, dynamic environment.



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- Genuine interest and understanding of new technologies, including smart home technologies and online data management and visualization platform such as Smartsheet and Tableau.
- Proactive, takes initiative, thinks creatively, and drives projects to completion.
- Strong organizational skills and the ability to manage multiple projects simultaneously.
- Detail-oriented while maintaining a view of the big picture issues and requirements.
- Ability to think both strategically and tactically and achieve results despite constantly shifting priorities.
- Excellent negotiation, communication, and presentation skills.
- Demonstrated knowledge of the Yardi platform, Excel, and proficiency in word processing, and database management programs.
- Employment history that demonstrates progressive levels of accountability and responsibility in the application and usage of asset management and residential multi-housing business principles, and demonstrated knowledge and skills in executing sales, customer service, revenue/expense management, and financial business plans.
- Must have a passion for real estate, an active entrepreneurial mind and a strong work ethic.
- Strong experience in estimating capital expenditures associated with rehabs, deferred maintenance, and common area upgrades.
- Bachelor's degree required.
- Travel throughout the U.S. as needed (40% of the time in normal situation).

COMPENSATION:

The chosen candidate will receive a competitive salary, bonus program, and an excellent benefits package which includes medical, dental, vision and a matching 401(k) plan.

CONTACT:

Qualified candidates should email their resume to the following address: prichard@stoneweg.com

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