

Title: Investment Analyst

Location: Cincinnati, OH

Last Mile Investments (www.lastmileinvestments.com) is a premier real estate fund manager and a North American Properties portfolio company (www.naproperties.com). Our rapidly growing national platform is focused on investing across the United States in high-quality, multi-tenant, unanchored retail centers. The platform currently owns and operates in 11 MSA's, with expectations of growing to 15+ by year-end 2022.

Last Mile Investments seeks a disciplined Investment Analyst who is energized to perform in a fast-paced, high-growth, team-based environment. The Investment Analyst would join the Investment Team to assist in the modeling, due diligence, and overall transaction activity.

The ideal candidate should have a strong passion for commercial real estate and will be part of a team working closely with the Vice President of Acquisitions. They must have proficient communication skills and can think independently but are unafraid to ask questions or seek direction. A positive "get it done" attitude will be critical to success.

This individual will be a core contributor to Last Mile Investment's continued growth and performance.

Here are the contributions the Investment Analyst will make to the team:

- Underwrite acquisition opportunities for retail properties using Excel and ARGUS software.
- Prepare investment materials and packages for potential investments utilizing PowerPoint
- Conduct market research on existing and future opportunities.
- Review tenant leases, rent rolls, operating statements, tenant recovery statements, and other financial information used in the underwriting process.
- Work with Asset Management to update investment projections.
- Assist in acquisition & disposition due diligence.
- Assist in debt & equity closing processes.
- Assist in quarterly investor updates and presentations.
- Other ad hoc analyses as required.

Requirements - What You'll Need to be Successful:

- Competitive, self-motivated, and results-focused work ethic
- Superior ability to build relationships and communicate
- Strong decision-making and problem-solving skills, with the ability to think like an owner
- Consistently curious, innovative, and a student of retail real estate
- A supportive, collaborative, positive teammate
- Great time management skills
- 1-3 years of relevant work experience preferred (Co-op and internship experience included).
- BA/BS in Real Estate, Finance, or Economics from a four-year college or university.
- Firm grasp of financial terms and principles necessary in real estate underwriting (IRR, NPV, Return on Cost, etc.).
- Ability to comprehend, analyze, and interpret various types of real estate documents, including leases, contracts, and financial statements.

- Proficient in Excel, Word, and PowerPoint (ARGUS experience is preferred but not required)
- Ability to multi-task in order to meet deadlines.
- A passion for learning about the commercial real estate industry.

What You'll get in Return:

Last Mile and North American have been guided by our mission to invest in people and places, delivering dependable results for our Investors.

Our purpose is to build enduring relationships and brighter financial futures.

- Competitive compensation package
- Best-in-class benefit package
- Collaborative, team-oriented environment
- Opportunities for continuing professional development

Why Last Mile Investments?

In short, we are a high-growth, high-energy, young, fun, team-first, results-oriented platform! We are building something special with extraordinary people and are staunch protectors of our culture; we seek individuals who want to be part of a true team atmosphere with big goals.

We look forward to hearing from you!

Please submit your qualifications to career@lastmileinvestments.com

Last Mile Investments is an Equal Opportunity Employer. We celebrate diversity and are committed to creating an inclusive environment for all employees.