



Summer 2020

## Ascentris Real Estate Private Equity

Position Title: Real Estate Private Equity Intern

Address: 1401 17th Street, 12<sup>th</sup> Floor

City: Denver

State: CO

Zip: 80202

Paid Position: Yes

Deadline to Apply: October 30, 2019

### About this Job

Ascentris is a cutting-edge real estate private equity firm specialized in quantamental value investing in office, multifamily, industrial and retail properties across the U.S. By combining proprietary research, technology and financial expertise, we have a disciplined approach to investing, whereby we have merged (i) systematic market and asset-class selection, (ii) fundamental investment analysis and (iii) traditional asset management, in order to revolutionize real estate value investing.

- **Technology & Data:** Technology is a key component to our business. We utilize big data and predictive analytics to identify signals within the data that serve as leading indicators for target market and asset class selection.
- **Research & Analysis:** Using proprietary research, we overlay systematic inputs with current market fundamentals to better identify real estate growth trends and dislocations of value, ultimately spotting early investment opportunities. Our investment thesis and strategies are back-tested and refined, giving us high confidence in our strategies before executing them. This is a critical piece of our quantitative alpha generation.
- **Investment Management:** We implement a hands-on approach to asset management, which allows us to mitigate operational risk and reposition under-performing assets to generate additional operational alpha. We combine active asset management with a technology-focused approach to portfolio management allowing us to make better investment decisions and appropriately manage risk.

The Ascentris team has been operating together since 2003 and currently manages over \$1.3 billion in assets from U.S. institutional clients, including pension funds and endowments. The firm is looking to 10x its AUM in 10 years through a strategic and disciplined growth plan, and is



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seeking smart, hardworking individuals who want to be a part of helping build Ascentris into a premier real estate private equity firm.

As a member of the Ascentris team, you will directly contribute to the management of its portfolio and the growth of the firm. A few specifics:

- **‘Cradle to Grave’ Staffing Structure:** Our investment professionals’ source new relationships and investments, evaluate investment opportunities, conduct due diligence and execute on the business plans. Each professional manages an investment from acquisition through to disposition. We do not organize by function; everyone is accountable for the investments they work on from ‘cradle to grave’.
- **Broad Exposure to Property Types, Geographic Regions and Investment Strategies:** We invest in the major product types through both acquisition and development strategies in the major markets throughout the United States. While the majority of our investments contain a value-add component, we also target special situations and core strategies. You’ll have the opportunity to work across asset classes, geographies and investment strategies.
- **Collaborative Investment Team:** Each of Ascentris’ investments are managed by a dedicated Investment Team, but everyone across the firm works together to discuss best practices and share updates, allowing the entire team to benefit from the collective knowledge of the firm.
- **Mentorship and Professional Development:** We take mentorship and professional growth seriously. Ascentris also has a robust training program and on-going learning opportunities for all of its professionals.

### **PRIMARY DUTIES AND RESPONSIBILITIES**

- Participate in a comprehensive training program taught by all members of the Ascentris team concluding with an end of summer capstone project in which the interns have the opportunity to underwrite and pitch an investment to the Investment Committee.
- Within an investment team, you use data to evaluate all types of real estate opportunities by analyzing market trends, industry research and supply/demand fundamentals with the objective of enabling the company to make accurate and analytically driven business decisions.



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- Creating and maintaining complex financial models using MS Excel, ARGUS Enterprise and other software to forecast cash flows and financial return metrics for potential and existing investments.
- Involved with structuring business plans, performing due diligence and producing investment memos for Investment Committee.
- Aiding in and coordinating the negotiation of various legal agreements including purchase and sale agreements, joint venture documentation, loan documentation, leases and vendor agreements.
- Supporting the Investment Team with asset management and reporting processes for existing properties by maintaining underwriting models, reviewing third-party financial reports, creating internal analyses/valuations and making recommendations for all investment opportunities.

### **QUALIFICATIONS**

- **Experience:** You are pursuing a B.A. / B.S. in Business, Finance, Investment Management, Engineering, Mathematics or related field. Additionally, you have a demonstrated interest in real estate, private equity, investment management or investment banking.
- **Values:** Your personal values align with those of the firm. Please learn more at [www.ascentris.com/culture/](http://www.ascentris.com/culture/).
- **Curious:** You often ask “Why?” or “How?”, and are proactive in seeking out new learning opportunities. You are motivated by new projects and initiatives, and you follow trends in innovation and think about the application to real estate investing.
- **Team Player:** You can work independently, as a team member and as a team leader.
- **Analytical Problem Solver:** You can apply data and logic in a way that makes sense for the situation at hand. Using data to help make decisions comes naturally. Persistence and creativity are part of your natural demeanor. You’ve worked with financial models (IRR, NPV, Discount Rates, etc.) and understand how to model incentive-based promote structures.
- **Dynamic:** You can manage many projects simultaneously and easily move between topics and meetings. You are exceptional at managing your time and prioritizing work flows in a fast-paced environment.
- **Communicator:** You have the soft skills to communicate effectively both verbally and electronically. You build lasting relationships both internally and externally.

**Please submit a resume and cover letter through your schools career portal.**



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Address cover letter to:

Hiring Manager

Ascentris Real Estate Private Equity

1401 17th Street, 12th Floor

Denver, CO 80202

Ascentris offers competitive salaries, bonus incentive opportunities and benefits. Successful work achievement and a demonstrated desire to grow within the company can lead to career advancement.