



Ancora Partners, LLC
701 West Main Street, Suite 200
Durham, NC 27701
ancora.re

DATE: 4Q 2021

JOB DESCRIPTION: Senior Development Analyst

POSITION SUMMARY

The Senior Development Analyst will support the underwriting and financial analysis of development opportunities at the firm and will report to the Senior Vice President of Development and Construction. The position is based remotely with current employees located in Durham, Washington DC, Baltimore, New York, Boston, Chicago, and Indianapolis. Ancora has physical offices in Durham, Washington DC, and Indianapolis. The Senior Development Analyst will assist the Development Team with modeling and financial analysis of complex urban development projects primarily focused on life science and office uses. The Senior Development Analyst must possess strong analytical, organization, and communication skills and will interface with Ancora's senior leadership team, brokers, owners, and financial partners. Future opportunities within the Development team will be available based on candidate's skill set and desired professional growth.

DUTIES & RESPONSIBILITIES

- Develop and maintain complex financial proforma and related models and sensitivity analyses for project cash flows, financial returns, and decision making
- Analyze prospective development opportunities
- Create and maintain high level development underwriting valuation analyses
- Perform detailed financial and investment analyses for prospective developments utilizing Excel and ARGUS
- Assist in preparation of written communications and investment memos for Investment Committee
- Analyze market data and assist in development of investment strategy
- Assist in the preparation of internal reporting
- Analyze property due diligence for investment qualification and competitive positioning

QUALIFICATIONS

- Passion for financial analysis, complex financial modeling, and real estate development
- Bachelor's Degree (BA or BS) required, MBA preferred. Degree or coursework concentrations in real estate, business, finance, and/or economics required.
- 3-5+ years of underwriting and financial modeling experience with a proven record of success in the institutional real estate or real estate investment banking industry
- Knowledge of development fundamentals; including the process, economics, design, financing, permitting, construction, and project management
- Strong technical skills in the Microsoft Office suite including Powerpoint with EXPERT skills in Excel
- Fluency in ARGUS software
- Exceptional financial modeling, business writing, and inter-personal skills
- Strong time management and organizational skills across multiple projects with attention to detail and accuracy
- Ability to work in an entrepreneurial environment as a hands-on contributor
- Takes initiative and ability to work both collaboratively and independently
- Travel may be required; approximately 20% national travel

CULTURE

- Entrepreneurial with a significant opportunity for growth
- Team-oriented environment with a focus on collaboration, continual learning, and work-life balance
- Colleagues wear many hats and help others succeed

ABOUT ANCORA

Ancora is a premier developer and operator of mixed-use, life sciences/labs, R&D office, and institutional real estate that supports the research, discovery and economic development mission of their anchor institution partners in the U.S. Ancora collaborates with leading universities, medical systems and other innovators to create inclusive environments where people and businesses can thrive. Visit www.ancora.re.