



WALTON COMMUNITIES

APARTMENT HOMES

Job Description

Position: Senior Financial Analyst

Reports to: Managing Director of Finance

Job Location: Company Headquarters (Community Support Office) – Marietta, GA

Job Summary: The Senior Financial Analyst will provide supporting analysis and projections needed for debt and equity financing by gathering and examining financial data and key financial benchmarks: interpreting trends, forecasts, financial results, and developing recommendations for optimum financial performance. The position will also be responsible for executing Walton's strategic and daily management of the financial underwriting performance and financial operations related to all aspects of Walton's business (development, construction, renovations, market rate, 4% and 9% Low Income Tax Credits (LIHTC)). The Senior Financial Analyst will interface with Walton's lenders, third party investors, and Walton Principals. The position will provide leadership internally and externally within our markets to promote Walton's mission of "Creating Neighborhoods that Matter".

Responsibilities:

Financial Analysis:

- Maintain and develop various financial models for multifamily assets in various stages of operation (e.g. ground up development, stabilized, value-add, lease-up) ensuring quality, accuracy and focused analytic review
- Provide analytical support related to business decisions around loans, equity, and acquisitions
- Analyze market and sub-market portfolio performance and identify key variances and business metrics
- Manage and own all financial analysis templates and reports
- Assess and create appropriate deal structures and lead all deal specific financial analyst
- Drive the preparation and creation of internal financial reports related to finance and development
- Multi-skilled financial resource, working with Principals, legal, and lenders to close deals
- Investigate new financial structures on a deal specific basis

Investor Relations:

- Lead financial resource in investor presentations and reporting
- Develop presentation outlines and completed presentations for owners and other interested parties
- Present complex financial structures so that they can be easily understood by a wide audience
- Develop and issue quarterly/annual investor performance reports with latest financial performance results

Closings and Special Projects:

- Involved in market rate and LIHTC financial closings and refinances with conventional lenders, HUD and other governmental agencies
- Assume management responsibility for other administrative functions of the finance department as needed

Personal Competencies:

Education & Experience:

- BA/BS degree with 5-10 years relevant work experience
- Real estate finance background for both market rate transactions and affordable housing programs (federal, state, and local)

Required Abilities & Skills:

- Strong quantitative and problem solving skills and demonstrated analytical ability
- Strong organizational skills and attention to detail with ability to manage multiple projects simultaneously
- Able to approach and solve problems logically and creatively
- Strong communication skills, both written and oral, as well as effective interpersonal skills
- Proficiency in MS Office Excel and Word, completing underwriting models in Excel
- Ability to comprehend, analyze, and interpret business and legal documents
- General understanding of real estate development

Core Competencies:

- Ownership Mentality, Values Driven-Ethics, Integrity, Results Oriented-Motivated, Problem Solver-Analytical, Positive, Servant Leader Attitude

Benefits and Compensation:

- Opportunity to grow within Walton with additional responsibility and roles
- An exciting opportunity to learn and develop a broad range of financial, credit, real estate underwriting, real estate valuation, analytical, marketing and presentation skills
- Competitive market-based salary, commensurate with experience. Available to participate in the bonus pool.
- Comprehensive benefits package available

To apply for this opportunity please contact Nancy Blythe at 678-202-1253 (nblythe@waltoncommunities.com)

Walton Communities

Walton Communities is a privately held company based in Marietta, Georgia. The Company develops, owns and manages multi-family communities throughout metro-Atlanta and Augusta. With a heartfelt mission to serve our residents, Walton Communities is committed to providing exceptional housing at a great value in a friendly neighborhood environment. We strive to develop real estate in a way that builds strong communities and improves quality of life.