



Information:

S2 Capital, LLC is an entrepreneurial, value add multi-family real estate company with a growing portfolio of properties under ownership, management, and construction. S2 has acquired 14,000 units totaling \$1.2B in asset value since inception in 2012, and ranked as the fastest growing Real Estate company nationally for 2016. We are looking for an Asset Manager to oversee the investment lifecycle from acquisition to disposition. For more information please visit our website at www.s2cp.com.

Core Responsibilities:

- Assist the acquisition team in the due diligence process.
- Consult with the construction team to gather bids and proposals as part of due diligence.
- Review underwriting, debt/equity structure, competition set, and market fundamentals to ensure total comprehension of the business plan.
- Responsible for implementing the business plan upon take over, and managing the investment strategy over the life of the asset.
- Responsible for the management of the onsite staff at each asset.
- Review and approve operating budgets, contracts, rehab budgets, market rental rates, lease renewals and communicate to lenders and equity partners as necessary.
- Review and approve all operating and capital expenses.
- Measure and track key performance metrics such as new/renewed leases, occupancy, exposure, budget variance, cash flow, DSCR, debt yield, and return on equity.
- Manage working capital, and submit construction/repair draws to our lenders to ensure reimbursement and replenish the operating account.
- Manage the rehabilitation and rebranding process of the asset – including quality/value, timelines, and budget.
- Responsible for all asset level reporting, monthly financials, and quarterly updates.
- Conduct reviews of financial performance, marketing, and rehab budget expectations.
- Manage the distributions, disposition, refinance, or recapitalization of each asset as the business plan is executed.

Qualifications:

- Bachelors degree in finance, accounting, or related preferred
- Experience in Multifamily Commercial Real Estate preferred
- Ability to travel as needed – portfolio of properties located in Jacksonville, FL
- Knowledge of construction methods preferred
- Knowledge of due diligence process preferred
- Advanced knowledge of Microsoft Office, accounting, finance, and commercial real estate underwriting.
- Exceptional organizational, written, and oral communication skills
- Ability to prioritize and efficiently multi-task with a sense of urgency
- Professional demeanor and positive attitude
- Able to thrive in an entrepreneurial environment with limited supervision