

**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 25,000 units totaling \$3B+ 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](http://www.s2cp.com).

**Core Responsibilities:**

- Assist the acquisition team in the due diligence process.
- Consult with the construction team and operations 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 new business plan upon take over.
- Review and approve operating budgets, rehab budgets, rental rates and communicate to lenders and equity partners as necessary.
- Review and approve all Capital Expenditures.
- 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 work with Analysts to submit construction 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 monthly reviews of financial performance, marketing, and rehab budget expectations.
- Manage the disposition, refinance, or recapitalization of each asset as the business plan is executed.

**Qualifications:**

- Bachelor's degree in finance, accounting, or related experience.
- Minimum 2+ years' experience in Multifamily Commercial Real Estate.
- Ability to travel as needed – properties are located across TX, AZ, FL, and NC.
- General knowledge of construction processes.
- Knowledge of multifamily due diligence process.
- Advanced knowledge of Microsoft Office with an emphasis on Excel.
- Advanced knowledge of accounting, finance, and 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.