

Position Description

Title: Investment Associate

Location: Westport, CT

Position Summary:

Raider Hill is seeking an experienced Investment Associate to support the firm's advisory services and investment activities. This position provides exceptional professional exposure internally across the firm's fully integrated operating platform, as well as externally with clients and various other market participants. The ideal candidate will have prior relevant full-time experience in the retail real estate industry and will demonstrate professional maturity, exceptional organizational and technical skills, acute attention to detail, and the ability to independently manage and oversee projects. This position reports to the principals of the firm and is located in the company's Westport, CT office.

Responsibilities:

- **Investment Evaluation**
 - **Underwriting:** Conduct comprehensive financial modeling, cash flow analyses, sensitivity analyses, geographical analyses, and valuation analyses to assess investment opportunities.
 - **Investment Presentation:** Prepare and present investment memoranda and other relevant documentation to support decision-making processes.
 - **Due Diligence:** Support the investments team throughout the due diligence process, including coordinating third-party property inspections, conducting lease analysis, and managing legal document review.
- **Asset & Portfolio Management**
 - **Financial Analysis:** Develop and maintain complex financial models to evaluate property-related investment strategies, including developments and redevelopments, as well as monitor performance and progress towards key management initiatives.
 - **Business Plan Monitoring:** Track and incorporate feedback from leasing, development, property management, accounting, construction, legal, and other participants to inform key underwriting assumptions and major decisions relating to asset-level business plans.
 - **Transactions Support:** Assist with acquisition and disposition efforts, including preparing and managing data rooms, contract negotiation, liaising with clients, brokers, buyers and sellers, legal counsel, and other third parties.
- **Analytical Support**
 - **Research:** Conduct thorough market research and analysis to identify opportunities, risks, and trends in the consumer retail and real estate markets.
 - **Financial Analysis:** Assist in the production of ad hoc analyses and special projects as requested.

Work Conditions:

- Nature of work requires the ability to organize, communicate and exchange information as well as collect, compile, and prepare work documents while operating standard business office equipment.
- Work is performed in a general office environment.
- May require extended hours during peak periods.
- Work from home is acceptable on Fridays.
- Domestic and international travel may be required.

Qualifications:

- Over two years of relevant experience in real estate investment, private equity, or investment banking, with a strong interest in the retail real estate industry across North America.
- Bachelor's degree is required. Professional certifications such as CFA, or a similar professional designation, is an advantage.
- Excellent communication and interpersonal skills, intellectual curiosity, and the ability to build and maintain relationships with diverse stakeholders.
- Highly organized and efficient with the proven ability to handle multiple projects, think creatively, and set priorities.
- Keen attention to accuracy and detail while under tight deadlines.
- Proficiency in financial modeling, valuation techniques, and investment analysis.
- Excellent technical skills and demonstrated working proficiency in Microsoft Office, specifically Outlook, Excel, Word, and PowerPoint.
- Experience using generative AI tools (e.g., Claude, ChatGPT) in a professional setting, with the judgment to verify outputs.

*****Please submit your cover letter and resume in a single PDF to careers@raiderhill.com. Only applicants selected for an interview will be contacted.**