

Associate – Job Description

Title: Associate

Description: Private investment firm is looking to hire a full-time Associate to support investment decisions in the real estate and private equity industries. The firm has over \$100 million of committed capital, and is currently developing large commercial real estate projects around the world. As part of a small team, the incoming Associate will work collaboratively with all members of the team to evaluate, structure, execute, and monitor investments. Additionally, the firm is developing an internal proprietary software program in Excel utilizing VBA and ActiveX controls, and the Associate will become the project lead for this endeavor.

The person will have the opportunity to engage in a broad spectrum of activities including: real estate development, deal evaluation, transaction execution, capital raising, and debt financings. The small size of the team will offer new team members the unique opportunity to work closely with all members of the firm in an entrepreneurial environment.

The ideal candidate will have 1-3 years of experience with an investment bank, real estate investment firm, or private equity firm and possess exceptionally strong Excel modeling skills, including a very good understanding of VBA code and functions. Candidates must demonstrate strong analytical capabilities and financial modeling proficiency, along with outstanding written and oral communication skills. It is important for the incoming candidate to have a high degree of intellectual curiosity and be able to work in an unstructured, entrepreneurial environment.

Start date: immediate

Education: top-tier undergraduate degree, with exceptional academic performance

Location: Dallas, TX

Compensation: competitive base salary and benefits

Please forward resumes with a cover letter to Lee Nester at lnester@cloudsite.com.

Things we're looking for:

- Young (24-26 years old)
- Bright (GPA > 3.5)
- Wants to learn and grow, potentially to get an MBA in a few years
- Great modeling skills
 - o Proficient at building LBO models
 - o Knows advanced functions (lookup, index/match, etc.)
 - o Familiar with modeling waterfall returns
 - o Recapitalizations, debt ratios, etc.
 - o Knowledge of VBA functions in Excel
- Familiar with real estate modeling and ARGUS

Duties

- Take over dcModeler
- Analysis for builds in China
 - o Design/build budget
 - o Cost overruns summary
 - o Analyze potential deals
 - o Create presentations
- Debt Financings
 - o Create underwriting materials
 - Financial projections
 - Business descriptions
 - Management team
 - Partner descriptions
 - o Impact on investment returns
 - o EXIM analysis
- Fund Raising
 - o Financial projections
 - o Marketing materials
- KyotoCooling / Cloudcool
 - o Analyze deals
 - o Financings
 - o Supply chain analysis