



Senior Investment Analyst

Freed Developments “Freed” is a Canadian real estate company that focuses on the development of mixed-use real estate assets within the City of Toronto. Freed is active in the land acquisition and entitlement business which has and continues to feed the company’s robust development pipeline. Over its 25+ year history, Freed has transformed into a vertically integrated organization through the establishment of its own construction management (FirstCon) and brokerage (PSR Brokerage) divisions. The combination of its existing development projects and robust investment pipeline have positioned Freed for continued growth in coming years.

This role will be responsible for maintaining financial models for existing development projects, underwriting new acquisition targets, and preparing investment packages used to raise both debt and equity. The Senior Investment Analyst could expect to allocate their time as follows:

1. Model maintenance (50%) – Responsible for maintaining and updating development proformas for existing projects. Key tasks will include:
 - Holding regular meetings with Freed’s development team to ensure key assumptions (cost, timeline, project stats, etc) are current and accurately reflected in the model
 - Updating the model for actual results as projects are progressed
 - Building and verifying waterfalls to determine the timing and amount of profit distribution available to partners upon closing
 - Cash flow analysis
2. Acquisition underwriting (20%) – Responsible for building new models for prospective sites that are being reviewed by Freed
3. Investment package preparation/Ad-hoc analysis (30%) – this candidate will be responsible for drafting packages used for fundraising which will require an in-depth knowledge of the development site/acquisition and underlying modelling. Ad-hoc analysis will typically involve sensitivity analysis or market research (liaising with brokers to understand appropriate leasing assumptions, interest rate forecasting, etc.)

In order to qualify for the position, candidates must possess the following credentials and skill set:

- Undergraduate degree with preference given to candidates with a graduate degree
- Professional designation (e.g. CPA, CA or CFA)
- Minimum 3+ years real estate experience with a preference given to candidates with development experience
- Advanced financial modelling skills
- Ability and desire to work in a mid-sized entrepreneurial environment with confident decision-making skills
- Exceptional presentation skills with experience presenting to executive leadership

Freed Developments is committed to workplace diversity and provides accommodations to applicants with disabilities throughout our hiring process.

Candidates are requested to send their resume and cover letter to careers@freeddevelopments.com.