



## Project Financial Analyst

WASHINGTON, DC /  
DEVELOPMENT - DEVELOPMENT /  
FULL TIME  
/ HYBRID

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**Our Benefits:** Full-time US employees are eligible to participate in the following benefits:

- Generous time off policies (including 11 paid holidays (12 for MA employees); Generous Accrued Time Off increasing with years of service; Generous paid sick time; Annual day of service; Floating Holiday)
- 401(k) plan options with a company match
- Various Comprehensive Medical, Dental, & Vision plan options
- Flexible Spending Account, Dependent Care Flexible Spending Account, Health Savings Account options with HSA annual employer contribution
- Long Term Disability and voluntary Short Term Disability; Basic Term Life Insurance and AD&D; optional supplemental life insurance
- Health Expense Reimbursement program (including gym memberships, equipment, and subscriptions)
- Tuition Reimbursement program and continuous training and development opportunities
- Wellbeing program (group challenges, seminars, opportunities to earn points to reduce medical premiums), Employee Assistance Program, & Commuter and Parking Reimbursement options
- Employee Corporate Discount Programs (Verizon Wireless, Home Depot Pro, Staples, and more!)
- Flexible and/or Hybrid schedules are available for certain roles
- Employee Relief Program supporting employees with unexpected hardships that place undue financial stress on them and their families
- To learn more, visit [winnbenefits.com](http://winnbenefits.com)

Over five decades, WinnDevelopment has earned a national reputation for award-winning excellence in real estate development, acquiring and developing holdings with a value in excess of \$2.5 billion. WinnDevelopment focuses on the acquisition and repositioning of troubled multifamily properties, adaptive reuse of dilapidated historic structures, transforming public housing into vibrant living communities and complexly structured mixed-income housing communities. We are long-term owners and devoted

to the communities we serve. WinnDevelopment builds high-quality housing and developments that provide all residents improved access to economic opportunity. WinnDevelopment is headquartered in Boston, MA and has offices in NYC and Washington, D.C.

The candidate will work directly with the VP of Development (DC Office) and Director of Acquisitions (Boston Office) on a diverse range of investment and development opportunities. The candidate will primarily be responsible for analytical underwriting support for acquisitions and active development projects. These responsibilities include financial modeling, assembling financing applications, preparing responses to requests for information, discounted cash flow analysis, and other special projects, as assigned. The candidate will primarily focus on sourcing, identifying, pursuing and acquiring new development opportunities, but can also expect to work on projects and assignments related to the entire pipeline of activity and portfolio under management.

This will be a hybrid position that will report to the D.C. office on a regular basis.

## **Responsibilities**

- Collaborate with and support the Mid-Atlantic development team in evaluating multifamily development opportunities and on-going projects already in development.
- Develop and leverage relationships with brokers, landowners and 3rd party consultants to facilitate corporate acquisition objectives.
- Prepare and/or update financial models which will be used to make strategic acquisition, development and asset management decisions. This includes creating pro forma, budget and sensitivity analyses for development pipeline properties and redevelopment/recapitalization of existing properties. Product types include affordable multifamily housing, mixed-income multifamily housing, large scale urban redevelopments and senior housing.
- Perform due diligence for current and potential developments, acquisitions, dispositions, and financings. Due diligence includes, but is not limited to, responding to third party requests, financial analysis, and coordinating site inspections
- Analyzing and supporting/negotiating term sheets and loan documents for construction, bridge and permanent debt, and equity funding sources.
- Manage lender disbursements and construction requisitions for projects in development.
- Complete administrative tasks and trainings/courses assigned by senior team members.

- Prepare presentation materials on development opportunities for internal and external use.

## Requirements

- 2-4 years of previous experience in real estate acquisitions, development, finance, or investment management.
- Bachelor's degree in real estate, finance, accounting, business, economics or related field.
- Highly proficient understanding of real estate finance, including previous modeling of development projects and cash flow waterfalls.
- Advanced MS Excel skills required
- Knowledge of Low Income Housing Tax Credit program and tax exempt bond financing preferred

## Preferred Qualifications

- Prior experience with affordable housing and mixed income housing a plus.
- Self-motivated with meticulous attention to detail and strong work ethic.
- Strong organizational skills, independent problem solving, with the ability to prioritize and multitask.
- Possess a high degree of professionalism to interact well with internal and external clients.
- Demonstrate a positive attitude and respond to requests in a timely and respectful manner.

## Why WinnCompanies?

***A job you can brag about:*** WinnCompanies is a nationally recognized leader in property management and development. Our team members are committed to helping people in the communities we serve.

***A job that challenges you:*** Our team members are responsible for our growth and success, and we challenge them to constantly be their best in our fast-paced workplace.

***A job you can learn from:*** We reward our team's passion and hard work with consistent learning and development opportunities.

***A team that cares:*** We value teamwork, innovation and mutual respect.

## About Us

With 3,700 team members working across 600+ locations in 23 states and D.C., WinnCompanies is the #1 manager of affordable housing and a leader in developing and managing mixed-use properties, market rate properties and military housing.

Operations, sales, compliance, maintenance, marketing, IT, HR, accounting and finance. No matter your passion, your work at Winn will impact people who are more than just residents to us. They're individuals, families and heroes.

If you are a California Resident, please see our Notice of Collection [here](#).  
*Current Winn employees should apply through this internal link.*

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