

# Financial Analyst

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## Financial Analyst

Established in 1987, ONE is an established and expanding Real Estate Developer seeking a Financial Analyst to join our vibrant and fast-paced Finance and Analysis Team.

ONE specializes in the research, acquisition, asset management, property management and development of real estate assets across North America.

ONE offers expertise in land planning, development, project finance, construction and marketing. Through our offices in Edmonton, Calgary and Toronto, we collaborate and partner with institutional clients to create master planned communities incorporating smart growth principles. We actively operate in the retail, industrial, office, mixed use and residential segments of the Real Estate Market.

## The Opportunity

Join the ONE Finance and Analytics Team and assume responsibility for the creation of financial models, analysis and information required by the ONE Executive team, Business Unit Leaders and CEO.

This role will act as a team member of our Analysis team for inquiries and financial analysis on all matters pertaining to the financial status of all existing and new development projects in Canada and the US.

The primary responsibilities for this position will include providing financial modeling and analysis expertise, financial analysis, variance analysis and reporting, life cycle reporting of all development and cash flowing projects and assisting with budgeting and forecasting for all development projects. An understanding of the real estate market, including but not limited to cap rates, leasing rate sensitivities, construction costing, cashflow considerations, deal and financing structures would be an asset but is not necessary.

## Reporting

The Financial Analysts report to the CFO and COO and have daily contact with the CEO, Executive Team and Business Unit Leaders.

## Position Responsibilities

- Work with a team of 4-5 Analysts
- Prepare and analyze financial models and pro formas for all new and some existing development projects in Canada (40+ active projects in total)
- Work directly with the CFO, COO, CEO and other leasing and construction professionals located in Edmonton, Calgary and Toronto.
- Work closely with senior management in the preparation of project financial reporting, life-of-project updates, forecasting and financial
- Work closely with the financial reporting team in the preparation of budgets, cash flow reports and variance analysis on development proformas.
- Analyze the progress of ONE projects on an ongoing basis and provide updates for corporate and external reporting. Assist with the management of corporate and local process documentation.
- Providing direct support to the operating and corporate finance teams as needed.
- Attend meetings with financial partners and various stakeholders as needed.
- Other projects as requested.

## Qualifications

- Bachelor's Degree required, preferably in Commerce or related field
- CFA, MBA, CRF or CAIA designation considered an asset
- Excellent quantitative and qualitative analytical skills
- Ability to multi-task and manage competing demands and aggressive timelines
- Real estate investment and/or development industry experience would be an asset
- Excellent understanding of finance and accounting concepts
- Strong financial modeling experience including strong knowledge and experience with Excel and Argus Enterprise. Argus Developer experience would be an asset
- Appraisal, banking or brokerage background would be an asset
- Ability to take initiative and function independently
- Excellent interpersonal skills with ability to maintain relationships at all levels of the organization
- 5+ years of experience in a similar position/environment
- Strong written and oral communication skills
- Highly motivated with demonstrated ability to manage conflicting priorities and requests
- Maintain high standards of professional and ethical conduct
- Proficient in MS Office Suite applications, especially as an advanced user in Excel
- Exceptional accuracy and attention to detail
- Ability to work under pressure and meet tight deadlines

## Why ONE?

- Competitive pay and benefits
- Opportunities to grow and develop skills in multiple disciplines
- Dynamic co-workers who share the same core values and strategies
- High growth company with extensive experience and growth opportunities
- See our website for more details about this exciting opportunity [www.oneproperties.com](http://www.oneproperties.com)

## To Apply:

Please apply by emailing your cover letter and resume to [hr@oneproperties.com](mailto:hr@oneproperties.com)

## About ONE Properties

At ONE Properties, our people are focused on creating and growing value through strategic acquisition, innovative development and long-term management of retail, office, residential, industrial and mixed-use properties in dynamic and expanding markets. And each square foot we have built has reinforced our reputation for excellence. We take spaces and turn them into places that enrich communities and contribute to the success and wellbeing of people, businesses and corporations – in a sustainable and responsible way.

*This job description is a summary of the key position requirements and is not a comprehensive listing. Additional responsibilities, duties and skills may be required for the position.*

*We thank all applicants for their interest, however, only those selected for interviews will be contacted.*