

Investment Analyst

You are driven. Results-focused. Have great communication skills. You are known for your attention to detail. You thrive in an environment where you're constantly required to bring your "A" game. You have energy, are pragmatic and take pride in your accuracy and timeliness. Finally, you are humble and work best in teams.

You will

- Develop & maintain detailed cashflow models for potential acquisitions using Argus and Excel during site selection and feasibility.
- Support all phases of the due diligence process, including reviewing reports, financial statements, and legal documents.
- Coordinate property inspections, third-party reports and legal documentation.
- Analyze lease agreements, tenant financials and operating expenses.
- Analyze historical and projected property operating performance.
- Perform sensitivity analyses to evaluate investment risk and return.
- Work closely with internal teams (property & asset management, leasing, operations, development, construction, sales, finance, legal, etc.) to obtain necessary and accurate information for underwriting and decision-making.
- Conduct in depth research and analysis across multiple markets and asset classes.
- Gather, track, and maintain up-to-date market intelligence on new deals, opportunities, and transactions.
- Assist in identifying and screening prospective acquisitions.
- Coordinate with the brokerage community to determine relevant facts for listed properties and new opportunities.
- Prepare and organize documents required for internal approvals during various stages of the transaction cycle.
- Prepare investment summaries and recommendations for senior leadership.
- Contribute to investment committee materials and presentations as needed.

You have

- Post-secondary education in a related field i.e. Urban Land Economics, BCIT Real Estate etc.
- A minimum of 3 years' experience in brokerage, appraisal or with a real estate development/investment company
- Excel proficiency

- Argus proficiency, required
- General understanding of development proformas and cashflow models, and familiarity with the real estate transaction process and key metrics
- Strong organizational, analytical, interpersonal and communication skills

We have

- Great, diverse, authentic people!
- Unlimited career growth opportunities
- Mentorship from the 'best in the biz'
- A Corporate Giving Strategy supporting community development
- Annual salary reviews and performance bonuses
- 100% employer paid Benefit Plan with Healthcare Spending Account and Employee Assistance Program
- An Educational Assistance Program
- A 'dress for your day' policy... and more!

Salary range: \$90,000 - \$120,000, depending on experience

We will be accepting applications until October 29, 2025.

Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. We are Growing Places.

Please, no unsolicited resumes or phone inquiries from agencies. View our [Policy on Unsolicited Resumes](#) on our website.