



<b>Position Title:</b>	<b>Analyst - Acquisitions - New York</b>
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## Summary of Position:

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GAIA Real Estate is a vertically integrated real estate investment firm based in New York City. Founded in 2009, GAIA has owned and operated 18k+ residential units and 600k SF of office space, totaling over \$3.0 billion in activity since inception. As a leading operator of residential assets in the New York metro area and throughout the United States, GAIA invests substantial partnership capital alongside its institutional investors.

GAIA invests in residential real estate nationwide, though the firm is currently focused on opportunistic acquisitions in the New York metro area.

GAIA Real Estate is a lean and diverse firm that embraces an entrepreneurial spirit. The Analyst will be an integral part of the Acquisitions team - involved in all aspects of underwriting, due diligence and closing of investments. The candidate will also assist the company's asset management and investor relations teams on an ad hoc basis.

## Duties & Responsibilities:

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- Develop cash flow projections for residential investment opportunities throughout the United States, with a particular focus on opportunistic acquisitions within the New York Metro
- Prepare investment memoranda detailing investment rationale, market and property performance, execution risks and prospective returns
- Assist in the due diligence processes and closing of new investments
- Assist in coordinating the investment strategy, business plan and initial budgeting for new opportunities
- Maintain active deal pipeline for numerous investment strategies
- Support asset management and investor relations teams with ad hoc projects

## Qualifications:

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- Bachelor's degree
- 1-3 years of relevant real estate finance, investment banking or private equity experience with a broker/owner/investor/operator (experience with multifamily assets is preferred)
- Outstanding quantitative and financial modeling skills in Microsoft Excel
- Strong work ethic and eagerness to grow as an investment professional
- Excellent time management, writing, presentation and communication skills
- Awareness and understanding of project goals and deadlines; ability to develop and monitor specific plans
- Ability to work individually or on a team
- Highly organized and detail oriented with the ability to balance multiple projects

Please email your resume and cover letter to [humanresources@gaiare.com](mailto:humanresources@gaiare.com) with the position title in the Subject line.

Please note the application process will include an Excel modeling test. This test will be administered after the first interview.