

Real Estate Financial Analyst
Greater Victoria Harbour Authority
Victoria, BC

Greater Victoria Harbour Authority (GVHA) is a non-profit organization which holds the impressive responsibility of acting as an advocate for the Victoria harbour and all the functions which operate in that environment including a marine transportation centre, a working harbour and a revered tourism gateway that brings the world to Victoria and the region.

Along with an active cruise ship industry that saw close to 245 ship visits in 2018, the GVHA also supports the continuing growth of the tourism industry in Victoria by supporting many of the activities that function in the harbour including whale watching and eco-tourism, ship repairing facilities, float plane and helijet transportation, an International Ferry terminal and water taxi service. In addition, the GVHA oversees many festivals and events at its different properties. Fisherman's Wharf, a jewel of the harbour, houses a colourful float home community and many thriving businesses.

The Ogden Point facility is undergoing a master planning process which has established policies and guidelines to direct the future development of the Ogden Point Facility for the next 30 years.

Chemistry Consulting Group has been retained by Greater Victoria Harbour Authority (GVHA) to search for a **Real Estate Financial Analyst**. This exciting and impactful one-year term contract is responsible for bringing financial clarity to decision making, assisting with financial planning and plays a significant role in impacting critical strategic and operational decisions for Ogden Point Development. This role may also include involvement in additional GVHA properties. GVHA is passionate about its vision of the Port of Victoria to fulfill its destiny as one of the most outstanding harbours in the world. This is an extraordinary opportunity to be a part of this dynamic evolution and play a major role in the development of this historic facility.

Reporting to the Chief Projects Development Officer (CPDO), this position works with the CPDO, Director Infrastructure (DI) and Manager, Finance as development manager for projects under development.

In order to ensure the success of both the Ogden Point Real Estate Financial Analyst and Greater Victoria Harbour Authority, this role requires a Certificate or Diploma in accounting, finance, administration; or an equivalent combination of training and practical experience together with:

- Minimum of 5 to 10 years of financial analysis experience in real estate, capital markets, investment sales or lending
- Experience developing cash flow models and understanding investment analysis scenarios, ROI and IRR
- Experience in commercial, retail and industrial marine development and experience in land development financing would be an asset.
- Sound knowledge of real estate economics and market appraisal
- Knowledge of Victoria markets
- Strong analytical and financial modeling skills, specifically advanced Excel skills
- Excellent communication, organization, and time management skills & high attention to detail
- Strong interpersonal and collaboration skills
- Ability to work independently and as part of a team
- Ability to work under pressure with strict deadlines

Sample of Accountabilities:

- Creating financial models to evaluate potential new development or investment opportunities
- Creating financial models to evaluate property investment exit strategies with operating costs/revenue and income streams
- Supporting GVHA Management with financial models and analysis
- Updating financial models with actual data to evaluate investments
- Performing market research to determine/verify a project's economics
- Identifying economic/general issues with potential economic impact
- Assisting with preparation of development proforma to establish lease and return on investment.
- Working with Development teams to resolve development issues
- Assisting with acquisition/development due diligence
- Performing rental/lease rate analysis
- Cultivating broker relationships for market information

Interested candidates should visit <https://chemistryconsulting.ca/current-opportunities>

In order to be considered for this remarkable opportunity, please submit a resume and cover letter outlining your relevant experience and salary expectations by **noon on Friday, December 21, 2018.**



We thank you for your application and interest but only those suitably qualified will be contacted for further discussions. More information about GVHA as well as a job description is available at: www.gvha.ca/about-gvha/careers