



# HOBBS BROOK

## REAL ESTATE

**Job Title:** Real Estate Asset Analyst

**Brief Job Description:**

Hobbs Brook Real Estate LLC (“HBRE”) is the real estate division of FM. For over 70 years HBRE has been pushing boundaries, innovating ideas, and developing and operating corporate and commercial communities that are resilient and meticulously designed to inspire, energize, and endure. We are team builders, reliable partners, and industry innovators with a growing portfolio of office and life science properties. We are dedicated to curating an environment that fosters more than just work; we cultivate a thriving community for our tenants and their employees. It’s not just about offering excellent space; it’s about creating a vibrant community where businesses can thrive, and individuals can flourish.

**Summary:**

Conduct a variety of analyses focused on real estate strategies in support of the acquisitions, asset management, and operations of Hobbs Brook Real Estate's commercial investment portfolio.

**Schedule & Location:**

This is an exempt, office-based position in Waltham, MA

Responsible for collection, input, manipulation, and aggregation of large data sets from multiple sources to identify key issues, cost trends, and opportunities. This includes the preparation and manipulation of outputs from pivot tables, comparison tables, reports and sensitivity analysis utilizing Argus Enterprise, Microsoft Excel, and other real estate investment analytical platforms.

Analysis of financial impact of real estate transactions using net present value, IRR, net book value, and company processes. Reviews the accuracy of the information provided and responds to requests from management.

Prepares financial and other analyses across a range of deliverables, including market plans, benchmarks, scenario models, financial underwriting, trend analysis, transactions and development summaries, dashboards, and reports.

Facilitates the maintenance and reporting of benchmarks and performance metrics.

Conducts key market research on industry best practice, benchmarks, comparable and other issues of concern.

Responds to information requests from Asset Management and Senior Leadership.

**Required Education:**

Bachelor's Degree

**Required Work Experience:**

1-3+ years of related real estate work experience

**Highly Preferred Work Experience:**

3-5 years of related real estate work experience

**Required Skills:**

Individual should possess excellent oral and written communication skills

Must possess strong analytical skills

Highly proficient in Argus Enterprise

Highly proficient in Microsoft Excel

Detail oriented with independent work ethic

Ability to handle multiple tasks with strong organizational skills

Understand general financial real estate principles and terms

The hiring range for this position is \$78,500-\$112,800 annually. The final salary offer will vary based on individual education, skills, and experience. The position is eligible to participate in FM's comprehensive Total Rewards program that includes an incentive plan, generous health and well-being programs, a 401(k) and pension plan, career development opportunities, tuition reimbursement, flexible work, time off allowances and much more.

FM is an Equal Opportunity Employer and is committed to attracting, developing, and retaining a diverse workforce.