



CRE Loan Asset Management

ACORE Capital is an independent commercial real estate finance company. We originate, acquire, and manage first mortgage loans, B-notes, mezzanine debt and preferred equity investments throughout the U.S. With \$17.0 Billion in AUM (Assets under Management) in real estate credit strategies (as of 9/30/2020), ACORE is one of the largest-scale and most active private debt lenders exclusively focused on transitional commercial real estate loans.

To facilitate continued portfolio growth, ACORE has an immediate need for several skilled professionals at various levels for its national Asset Management platform in Dallas, Texas. These client-facing positions are responsible for protecting and enhancing asset value and investor returns by monitoring, facilitating, analyzing, and reporting on the performance of large, heavily structured commercial loans. The successful applicant(s) will have an opportunity to work on a broad variety of large, opportunistic, and value-add institutional real estate loans encompassing multiple property types across the U.S.

Exceptional candidates with 2 to 7+ years of relevant experience are encouraged to apply at careers@acorecapital.com with the subject line '**Loan Asset Management**'. (Recent graduates may be considered if they meet other key requirements below.)

Responsibilities:

- Manage a portfolio of approximately 15-20 large, highly structured, complex transitional commercial real estate loans, each typically ranging in size from \$40MM to \$150MM
- Work collaboratively with Team Leads, Asset Managers, Bankers, Closers, Loan Servicers, and Borrowers.
- Provide continuous loan surveillance: collateral tracking and analysis; submarket, market, and econometric indicators; loan servicer activities; annual operating budget reviews / approvals; quarterly risk rating using third-party resources – brokers, appraisers, etc. – and data sources such as Axiometrics, CoStar, RCA, STR, etc.; and financial reporting
- Abstract and review loan agreements and monitor covenant and critical date triggers
- Analyze property and portfolio level financials: Income Statement, Balance Sheet, General, A/P, and A/R ledgers, etc. Prepare and maintain financial projections, including prospect activity, lease rollover, leasing velocity, market / subject rental rates and concessions, occupancy statistics, NOI and capital forecasts, and current and forecast DSCR and Debt Yields
- Manage Borrower relationships including processing lease approvals and consent requests, authoring / presenting formal Credit Memos, and facilitating loan modifications, collateral releases, and paydowns/payoffs
- Periodically review and re-underwrite Sponsor or Guarantor liquidity and net worth (financial statement review and analysis, completion of credit forms, etc.).



- Review draw requests, update project budgets, underwrite and process loan advance and reserve release disbursements, identify project and carry shortfalls, and communicate loan re-balancing needs to borrower
- Update investor presentations and participate in quarterly asset reviews

Requirements

- Commercial real estate underwriting, lending, asset management, portfolio management, loan administration, or related experience
- Strong analytical and problem-solving skills, including the ability to proactively identify and flag concerns with business plan execution
- Bachelor's degree in Accounting, Finance, Real Estate, related field(s), or equivalent industry experience
- Proficiency in Microsoft Office (Excel, Word, PowerPoint); VBA or other coding background and Argus experience a plus
- Must be able to create complex, properly formatted, multi-tab spreadsheets using advanced formulas
- Exceptional character, personal integrity, and work ethic
- Extremely organized and detail-oriented, highly accurate; excellent time management skills; able to thrive in a dynamic environment and effectively handle multiple competing and time sensitive deadlines and priorities
- Great team player with good judgment and effective written and verbal communications skills; interacts well with teammates and external parties at all levels

Compensation:

ACORE Capital offers a competitive benefits package and salary/bonus commensurate with experience and accomplishment.

ACORE Capital is an equal opportunity employer