

Vice President, Asset Management Profile

March 2021

Job Status: Full time, salaried

Reports To: EVP Investments

SUMMARY

The VP Asset Management will lead all aspects of TAS' commercial portfolio, which currently includes over one million square feet in development and is poised to increase significantly over the coming years. They will set-out and oversee property-level business plans – including finance, operations, leasing, capital improvements and tenant experience – that maximize asset value, social and environmental impact. The ideal candidate will bring a demonstrated depth of relevant experience as well as an entrepreneurial, creative and highly collaborative approach to the role. This is a tremendous opportunity to build and lead all aspects of the asset management function for an exciting portfolio of IPP assets with a significant near-term development pipeline in the GTHA. The candidate will join a diverse, exceptionally talented and innovative team that leverages real estate development to deliver both purpose and profit.

SKILLS AND COMPETENCIES

- Post-secondary degree in Finance, Business Administration, Engineering, Urban Planning or a related field, professional designations (i.e. CPA, CFA) or MBA is considered an asset
- Minimum of 12 - 15 years of experience in real-estate, value-add and/or development with
 - Superior understanding of value creation, with a demonstrated track-record of innovative executing property-level value enhancements
 - Demonstrated track-record of developing detailed property-level annual business plans, including financials, leasing and capital plans
 - Experience attracting and delivering a best-in-class experience to a broad spectrum of commercial tenants – from industrial, to office, creative, cultural and community-focused
 - Experience negotiating and executing commercial leases, with a robust existing external network of broker relationships
 - Strong business acumen, budget management skills
 - Analytical and rigorous, with substantial experience negotiating contracts and agreements
 - Clear and confident working knowledge of financial modelling
- Superior problem-solving and decision-making capabilities
- Tactful and diplomatic with sound instincts and judgement
- Strong interpersonal skills, able to maintain relationships, influence and be a trusted advisor at all levels
- Experience building and motivating high-performing teams, with a demonstrated ability to set objectives and hold people accountable to results
- Excellent written and verbal communications and presentation skills
- Entrepreneurial with a high level of integrity, ownership and accountability, able to operate with a sense of urgency and be assertive as required
- Tenacious with a contagious desire to learn, grow, go the extra mile and exceed expectations
- Curious, collaborative and approachable
- Passionate, with a demonstrated interest in: city-building and/or social impact; improving practices and building solutions that will influence the industry for the better

RESPONSIBILITIES

- Lead the Asset Management of TAS's commercial real-estate asset portfolio
 - Creating and oversee the execution of property-level business plans including finance, operations, leasing, capital improvements and tenant experience strategies that achieve corporate impact objectives
 - Contribute to internal and external management reporting
 - Provide ad-hoc cross functional expertise and support to Development and Property Management teams
 - Represent ownership with external partners and investors
 - Track and monitor annual budgets of IPP and value-add properties
 - Collaborate closely with Investments team on site acquisitions
 - Advise on design, development approvals, construction, marketing and communications plans as requested
- Monitor industry best-practices, market trends, emerging processes and technologies (e.g. prop-tech) – share and implement these learnings internally
- Help maintain strong operational frameworks that empower the team to work in an agile, responsive manner in a fast-paced, high-volume environment; oversee the ongoing evaluation and improvement of related systems, processes and tools
- Actively encourage inter and cross-functional collaboration, workflows and efficiencies
- Serve as an internal project management subject matter expert, help build colleagues' related skills
- Proactively coach, mentor and guide the performance, skill and competency development of colleagues
- Deepen personal understanding of TAS's strategy/culture, and help colleagues do the same on an ongoing basis
- Embody TAS's Culture Code i.e. be a performance fanatic, innovative, an exceptional collaborator and committed to multipurpose impact

TAS offers a competitive compensation package including a recently enhanced group health benefits and wellness programs. PROCESS: Candidates should email their resume and cover letter together in one PDF document to: careers@tasdesignbuild.com quoting the position in the subject line. We thank all applicants, however only those selected for an interview will be contacted.

ABOUT: TAS is a mixed-use real estate developer that engages, designs, and invests with intent to build more inclusive, livable cities. We deliver vibrant projects that blend residential, commercial, cultural and community spaces to serve evolving needs for today and tomorrow. Impact and people are at the heart of everything we do. Founded as a custom home builder in 1983, we expanded in the early 2000s and have since delivered five major projects. Our active project pipeline now totals over 5.6 million square feet and includes unique sites across the Greater Toronto Area. We are a proud Certified B Corporation and a founding member of the SVX Social Impact Investment Platform.

www.tasdesignbuild.com