

BRIXMOR[®]

Property Group

Position: Intern, Acquisitions/Dispositions
Location: Conshohocken, PA

Brixmor Property Group believes great real estate matters, but great people matter even more.

- **WE ARE** a publicly traded real estate investment trust, owning and operating more than 400 high-quality, open-air shopping centers (77M in GLA)
- **WE VALUE** highly talented and passionate professionals who thrive in a culture of integrity, diversity, empowerment, accountability and trust
- **OUR MISSION** is to act like owners, aggressively managing our shopping centers to deliver growing returns to our shareholders
- **WE BELIEVE** that our shopping centers should transform the everyday lives of the communities we serve

We are headquartered in New York City with major real estate operations in the Atlanta, San Diego, Chicago and Philadelphia markets, and our Accounting Center is in Philadelphia.

Responsibilities

The Intern will conduct market research, underwrite potential acquisitions and dispositions, prepare presentations for senior management, as well as rotate to other departments to get exposure to the full scope of the retail real estate business.

- Support Senior Analysts, Associates, and Vice Presidents with institutional-quality financial analyses utilizing Excel and Argus software, including cash flow projections and sensitivity analyses
- Partner with leasing, development, leasing, market research and property management teams to develop detailed, asset level business plans
- Conduct market research and strategic portfolio analyses
- Prepare and present detailed investment memorandums; effectively communicating underwriting assumptions and trade area dynamics (including economic, demographic and market data, rent and sales comparables)
- Prepare cash flow projections and sensitivity analyses using Microsoft Excel and ARGUS Valuation-DCF
- Work on special projects as assigned

Qualifications

- Strong undergraduate record. Studies in finance, real estate, architecture, or economics preferred.
- Basic familiarity with real estate finance and leasing concepts
- Demonstrated interest in real estate
- Proficiency in Microsoft Excel and PowerPoint; Adobe Illustrator, AutoCAD or GIS applications a plus
- Strong technical aptitude and desire to learn new software
- Detail-oriented with strong analytical and organizational skills
- Works well in a collaborative and entrepreneurial environment
- Excellent interpersonal, communication and networking skills necessary to effectively interact with senior management, brokers and other outside parties