



Real Estate Appraiser/Analyst

Overview of Employer:

Valuation Research Corporation (VRC) is an independent, 40+ year-old valuation firm providing authoritative valuations and financial opinions for financial reporting, tax reporting, and transaction purposes. We have served more than half of the Fortune 500 and many leading hedge funds and private equity firms. Please see www.valuationresearch.com for a further company description.

Job Overview:

- **Position:** Real Estate Appraiser/Analyst
- **Division:** Real Estate
- **Location:** Milwaukee, WI
- **Start Date:** Open

Job Description:

Our Milwaukee office is seeking an entry level commercial/industrial real estate appraiser. This position will integrate the application of basic real estate valuation concepts that are used in the typical VRC valuation assignment (cost approach, sales comparison approach, and income approach). This position requires proficiency in Microsoft Excel and Word, and strong written and verbal communication skills. The candidate will be responsible for providing clients with research and valuation analysis to determine the value of their real estate assets. The candidate will assist senior level staff with the completion of valuation assignments and develop the knowledge and skills required to advance to independent analysis as a senior appraiser. VRC supports a wide range of client interests, from financing and purchase price allocations (mergers and acquisition support), to financial reporting and due diligence. Our work includes both national and international locations.

This position is ideal for someone interested in gaining the knowledge to appraise a wide variety of commercial and industrial real estate while pursuing state licensure and the MAI designation.

Job Responsibilities:

- Perform in-depth industry and market research.
- Perform local, national, and international real estate market analysis for a wide range of public and private entities using all accepted and relevant approaches and theory.
- Understand and employ valuation models for discounted cash flow analysis (Argus and Excel), comparable property sales models, and construction cost models.
- Perform comparative analysis for leasehold properties, analyzing contract and market rental rates using discounted cash flow modeling.
- Understand use of *Marshall Valuation Service*, and be able to develop cost estimates for all types of buildings.
- Independently gather data pertinent to the engagement through direct client interaction, including personal and telephone interviews with brokers and property managers.
- Review industry surveys and benchmarks, economics, and demographic trends.
- Assist with preparing and presenting the results of our analysis in a clear and concise manner.



Job Requirements:

- Recent graduate to three years' experience, dependent on relevant work history and education.
- Bachelor of Science/Business Administration in Real Estate, Finance, Accounting, Economics, MS in Real Estate, MS in Finance, or MBA from an accredited college or university. Any coursework in valuation a plus.
- Advanced, working knowledge of Excel and Word.
- Strong oral and written communication skills and superior analytical capabilities are essential.
- Ability to master new tasks quickly and work on multiple assignments, prioritize tasks, and manage time-sensitive engagements in a team setting.
- Strong work ethic and ability to work flexible hours around critical due dates.
- Applicants must have unrestricted authorization to work for any employer in the U.S.
- Moderate Travel – typically 10%.
- Solid foundation of valuation principals and methodology as they relate to the analysis of fee and leasehold/leased fee real estate interests.

Evaluation Criteria for Advancement to Senior Appraiser:

- Exhibit the ability to effectively complete the valuation process for client engagements.
- Become a licensed Certified General Appraiser in the state of the primary office.
- Successfully complete all coursework and examinations required for MAI designation.
- Possess the necessary management skills to supervise the work of other analysts.

Compensation:

- Base salary plus bonus (quarterly and year-end merit).
- VRC will reimburse tuition for education required to obtain licensure and MAI designation.

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