

Regional Asset Manager

Job Type

Full-time

Description

WHO WE ARE:

We are a full-service, commercial real estate firm that delivers highly specialized Asset Management Services and focuses primarily on Manufactured Housing and Self-Storage. We own and operate over 80 properties across 26 states. We are seeking innovative, passionate, and motivated individuals looking for an opportunity to join a fast-growing organization with tremendous professional growth opportunities.

WHAT WE HAVE:

We are seeking a Regional Asset Manager to join our growing team. As the Regional Asset manager, you are responsible for all phases of your assigned portfolio operations. Every day is an opportunity for you to be an innovative thinker, strategic planner, and excellent coach rallying your team to achieve its highest potential. The Asset Manager will pair their intimate knowledge of professional management and operations with financial analysis acumen to execute on strategic projects to maximize the financial and operational performance of assigned portfolios of self-storage facilities and mobile home communities.

This Regional Asset Manager position is based in Las Vegas but would require traveling and site visits to assigned properties or as new properties are acquired. **THIS NOT A WORK-FROM-HOME POSITION.**

***** Regional Asset Management requires some travel that includes flying, driving, and hotel stays. Applying for the position indicates that you are aware and accept that your work schedule is based on the demand and need for site visits as deemed by the company *****

WHAT WE OFFER:

REGIONAL ASSET MANAGER COMPENSATION:

- Base salary \$65,000+ (Depending on experience)
- Generous Monthly Bonus Opportunities
- \$500 Employer contributed towards total Medical premium (available after 60 days)
- Opportunity to invest in Real Estate
- Dental, Vision and other supplementary benefits (available after 60 days)
- Holiday Pay
- Paid Time Off (PTO)
- Work/Home Life Balance

WHAT YOU'LL DO:

REGIONAL ASSET MANAGER RESPONSIBILITIES:

- You are responsible for the efficient operation of the asset by assuring timely completion of projects, monitoring and coaching to occupancy and collections goals, maintaining an in-depth, ongoing knowledge of the local market and economic trends, and implementing marketing plans accordingly
- You assist in managing the revenue and expenses and make sound business decisions to ensure the budget and financial guidelines are met by reviewing purchase orders and receipts to ensure expenses are aligned with the budget, conducting monthly analysis of operating statements to ensure an increase in net income month over month, analyzing expenses for opportunities to decrease them, identify and

implement opportunities to increase revenue that enhance the asset's value (i.e. increase occupancy or retail sales)

- You guide your team in achieving income and occupancy goals by offering superior sales skills, customer service, and relationship management by communicating with management weekly to relay goals and progress toward them. By challenging on-site managers to exceed goals and make better business decisions and coach on-site managers through customer service experiences
- You analyze operations and initiate change to improve the asset's performance by identifying and implementing opportunities to increase revenue that enhances the asset's value, conducting market analysis to understand marketing conditions and driving economic factors, processing rate increases for both street rates and existing tenants at each facility based on analysis (consistently and without prompting), be consistently aware of property performance and work to make changes before it begins to impact property performance, fostering an environment of proactive and ongoing marketing and advertising efforts in order to increase the visibility & profitability of the property

WHAT WE REQUIRE:

REGIONAL ASSET MANAGER QUALIFICATIONS:

- Strong problem-solving skills
- Excellent written and oral communication skills
- Self-motivated and service-oriented with the ability to collect and process data and make sound management decisions
- Experience in Commercial Property Management; management of multi-site or portfolios and management of people required
- Demonstrated experience managing and speaking with dissatisfied tenants
- Demonstrated experience with management of staff and contractors
- Demonstrated experience with completion of capital projects
- Working knowledge of computers and Microsoft Office products
- Ability to effectively communicate with various levels within the organization
- Ability to reason through difficult situations
- Possess strong problem-solving skills
- Strong organizational and multi-tasking skills
- Ability to work remotely while traveling
- Willing and able to work extended hours when necessary, including weekends and holidays
- Must be prepared to respond and participate in off-hour events and emergencies as needed

We are seeking innovative, passionate, and motivated individuals looking for an opportunity to join a fast-growing organization with tremendous professional growth opportunities. Our success is dependent on our ability to execute on our principles to create a culture that differentiates us from any other organization. Only in doing so will we be able to create an environment in which meaningful relationships and work are executed on that lead to improvement and innovation. Our team is made up of uniquely qualified, professional individuals who understand the complexities and challenges of acquiring and managing our key assets. We are known for providing a space where your contributions are valued, your ideas are heard, and the value you provide is recognized through career advancement and financial opportunities.

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Salary Description

\$50,000-\$75,000 per year