

# Acquisitions Analyst



Groma is blending real estate and technology to unlock a new real estate asset class while making it easier for everyone, from institutional investors to the residents in our buildings, to participate in ownership. Our property technology platform uses AI to bring new efficiencies to the small unit count multifamily sector, enabling us to efficiently acquire, upgrade, and operate these 2–20 unit multifamily buildings and bring institutional performance to this massive but historically overlooked sector. Our investor technology platform makes owning these assets accessible to a broad array of investors, with bespoke vehicles available to institutional and family office investors and our flagship vehicle, the blockchain-powered GromaREIT, available to everyone, with a special focus on enabling ownership for the residents in our buildings. Visit [www.groma.com](http://www.groma.com) to learn more about us.

## About the Role

We are seeking a Acquisitions Analyst to support the Groma acquisitions team with transaction activities such as acquisitions, dispositions, and financing at the deal and partnership levels. The Acquisitions Analyst is involved in strategic aspects of the acquisitions team, as well as various aspects of day-to-day operations of the company. The Acquisitions Analyst's primary role is the sourcing and preparation of detailed economic analysis of real estate investment properties. The Acquisitions Analyst is also expected to be able to synthesize complex business reporting to help the investment team make informed strategic decisions.

## Job Functions

- Tour, underwrite, and analyze real estate acquisition and development opportunities and provide investment recommendations.
- Act as a real estate agent for Groma Realty, such as representing affiliated buyers, including our flagship vehicle the GromaREIT and other funds we operate and advise.
- Manage and enhance acquisition tools, such as financial models, market research models, and due diligence workflow diagrams.
- Assist with analytical and transactional aspects of an investment, including sourcing, market research, due diligence, financing, structuring, negotiating and closing on new real estate investments.
- Responsible for internal administrative work, such as information gathering, tracking, analysis and reporting.
- Engage in cross-functional work as-needed to support the growth of the business. This includes partnering with investor relations on fundraising topics, legal to close deals, property operations to ensure smooth handoffs, engineering on technology optimizations to our acquisitions process, and accounting/finance for performance reporting.

## Qualifications

- A minimum of two (2) years of experience as a multifamily analyst or related experience in real estate investments
- Bachelor's degree in Finance, Real Estate, or a related field preferred
- In-depth knowledge of real estate financial modeling and data analysis using Microsoft Excel/Google Sheets
- MA Real Estate Salesperson License is a plus
- Proven ability to network and build strong relationships within the Real Estate Industry
- Strong data analysis skills

- Excellent written and verbal communication skills
- Detail oriented with strong organizational skills
- Ability to prioritize and work independently
- Advanced skills with Microsoft Excel & Google Sheets

## About our Culture

At Groma, we're looking to build something big and are on a fast growth trajectory. While a healthy work-life balance is important to our team, we want to be upfront that there may be times when we expect commitments outside of the standard 9-5. We strive to respect individuals and their needs while also acknowledging the reality that we have a small team that is trying to accomplish some very ambitious goals in a short time period.

We are also focused on maintaining our dynamic in-office culture at Groma's headquarters in beautiful downtown Boston, Massachusetts. We believe that in-person collaboration and spontaneous interpersonal interaction are critical to the company's success at this stage. Also, our office is great. We own the whole building and have made it very much our own space. We've got a gym, shower/locker rooms, a game room, a rooftop deck, and all the normal stuff to make an office a comfortable work environment and a fun place to be. We understand that everyone will need flexibility from time to time, but want to be transparent with this expectation.

We have an ever-evolving list of values and conventions that guide how we operate as a company, but here are some of our core ones:

- We approach our work with pragmatic idealism that enables us to focus on our desire to make the world a better place in ways big and small while also being open to intelligent compromises that accelerate us on our path to serve our broader societal goals
- Our whole team believes strongly that the challenges we are trying to solve require effective teams, not individual heroes
- We have complex conversations well. We sit at the intersection of housing and blockchain policy, both nuanced topics with real-world impacts. We pride ourselves on being thoughtful, seeking the best solutions to real-world challenges, and implementing them effectively in the real world

## Benefits & Perks

- Competitive salary for the Boston area
- Early stage equity in a quickly growing startup
- 5% 401k match
- Fully covered high-quality health and dental insurance plans
- Fully covered commuter passes for bus, subway, boat, or commuter rail
- Unlimited PTO
- 13 official company holidays
- 1 floating holiday: We recognize that there are lots of holidays that are meaningful to different people in different ways and we want to celebrate that by enabling team members to have the time/space to commemorate those days however is appropriate, and using it as an opportunity - if they'd like to - to share the meaning of that day with the broader team
- A beautiful office in downtown Boston with a gym, locker rooms, game room, rooftop deck, and several catered lunches a week

**[NOT PART OF POSTING]**

## Compensation Overview

Company	Title	Base Comp
<b>Suggested Range</b>	<i>Acquisitions Analyst</i>	~\$80 - \$100K

## Sourcing Channels

- Greenhouse (included platforms)
- <https://www.crewboston.org/About/Job-Bank>
- <https://boston.uli.org/jobs/>
- <https://www.gbreb.com/REFA/Home/Sites/REFA/Home.aspx>
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