

ASSET MANAGER

(Dusseldorf, Fulltime/parttime)

Key responsibilities:

Asset Management – Technical Skills

- Identifying, evaluating, negotiating, and executing Value-Add Asset Management initiatives in accordance with the Fund requirements and Asset Business Plan.
- Accountable for allocated new lease negotiations/extensions/variations/rent adjustments and obtaining the relevant approvals through the Redevco DDO process.
- Curating, enhancing, and optimizing the right combination of brands and leisure/F&B in multi-let environments, in the context of current and future market trends
- Instructing and coordinating with all relevant internal and external personnel and being the deal lead to complete each deal. To determine who is best placed to execute each legal contract depending upon existing capacity and capabilities in-house.
- Ensuring negotiations hierarchy and protection measures in case of turnover leases, adhering to the Redevco guidance note, ensuring explanation of cost/benefits and effect on valuation.
- Approving the property management strategies for repairs and maintenance
- Identifying various redevelopment opportunities available to each individual asset & Fund and being Accountable for these. NB Project lead could be delegated to an in-house resource if available
- Agree key milestones and agree/approve an initial team and secure budget (DDO) for project feasibility studies
- Execution of less complex projects (e.g. unit reconfigurations, smaller scale refurbishments and developments)

Strategic Role

- Accountable for creation of the ABP and the ongoing delivery of ABP key metrics (NRI, CAPEX, Cash Flow, BREEAM In Use performance), whilst recognizing the effect of other key commercial considerations with regards to the different phases of the asset value cycle (e.g. property management, project management)
- Ensuring productive touch points and occupational advice to Transaction Management to assist in the underwriting of the buying and selling process. Advice on retailers and Tenant Mix and significance of various existing lease clauses
- Ensuring 'readiness for sale' of all identified assets to be sold; ensuring income and costs are managed proactively and any title issues are addressed in advance

Relationship Management

- Managing external operational partners such as external letting agents, property managers, co-ownerships, marketing, lawyers, operational staff, project managers
- Keeping a high quality of contacts in the marketplace with retailers, agents, consultants

Key Reporting & Tooling Requirements

- ABP creation and completion of the QAR to create long term view on the asset and measure progress against key metrics
- Appraisal skills to assess Value-Add initiatives (NB When available and training supplied)
- Skills to assess financial metrics of any Developments for inclusion with any Development Proposal under the DDO (Training required)
- Ensuring completion of quarterly financial reporting including anticipating future lease events to generate rents, fees, GENEX, direct and indirect returns to produce accurate ABP assumptions and QAR re-forecasts
- Providing relevant information to external valuers, attending valuation meetings, and reviewing draft valuation

Key performance indicators:

- Progress against targets as set in ABP (NRI, CAPEX, Cash Flow, BREEAM In Use performance)
- Quality of ABP
- Outperformance of Market

Who we are looking for:

- 5-10 years working experience in a similar job
- Result oriented
- Good negotiator
- Problem solving & creative attitude
- Proactive approach, a real 'do-er'
- Good planning & organizational skills
- Strong communication skills
- Teamplayer
- Practical and pragmatic
- Fluency in German and English

Working relationships:

- Tenants
- Co-Owners
- Portfolio Director
- Fund Director
- Project Manager
- Transaction Manager
- Property Management
- Legal
- Real Estate administrator

If you are interested in this position, we look forward to receiving your application.

Please email to: edith.verbossen@redevco.com