

**Job Title:** Real Estate Commercial Evaluation Analyst

**Department:** Jio Real Estate NHQ

### **Summary**

We are seeking a highly analytical Real Estate Commercial Evaluation Analyst to join our team. The ideal candidate will evaluate commercial real estate assets, focusing on leasing and purchasing decisions, financial modelling, and market benchmarking. This position requires proficiency in financial analysis, valuation techniques, basic legal and compliance understanding, and the use of various analytics tools.

### **Key Responsibilities:**

- **Commercial Proposal Analysis:**
  - Analyse commercial lease/purchase terms, including rental rates, escalation clauses, operating expenses, and renewal options.
  - Evaluate the financial impact of lease terms for hiring decisions with respect to Capex Recovery against Operational expenses.
  - Identify potential risks and opportunities within lease agreements.
- **Financial Modelling and Valuation:**
  - Develop and maintain complex financial models using Excel to evaluate the economic feasibility of commercial real estate projects and leases.
  - Calculate Net Present Value (NPV) of cashflow, Return of Investments (ROI) and other relevant financial metrics to support decision-making.
  - Perform sensitivity analysis to assess the impact of key variables on potential outcomes.
- **Market Research and Benchmarking:**
  - Conduct competitor analysis to assess market rents, lease terms, and prevailing market trends.
  - Monitor Ready Reckoner rates and assess their impact on valuations.
  - Stay abreast of industry news, regulations, and best practices relevant to commercial real estate.
- **Legal and Compliance Review:**
  - Collaborate with legal teams to review lease agreements, ensuring compliance with local laws and company policies.
  - Adhere to ethical guidelines and compliance practices.
  - Understand the fundamental legal concepts applicable to commercial real estate transactions.
- **Reporting and Presentation:**
  - Prepare clear and concise reports summarizing financial analysis, market research, and valuation findings.
  - Present insights and recommendations to senior management and other stakeholders.

### **Qualifications:**

- **Education:** Advanced degrees or Certifications in, Finance, Business Administration, or a related field from top-tier institutes.

- **Experience:** 2-5+ years of experience in commercial real estate analysis, financial modelling, or a related area.
- **Skill & Competences:**
  - **Technical Skills:**
    - Strong command of Microsoft Excel with expertise in financial modelling.
    - Experience with software and databases (e.g., SAP).
    - Knowledge of commercial property valuation techniques and financial metrics.
  - **Analytical and Problem-Solving Skills:** Superior ability to interpret data, identify trends, and forecast outcomes.
  - **Legal and Compliance:** Basic understanding of real estate laws and regulations.
  - **Attention to Detail:** Meticulous approach to ensure accuracy in analysis and reporting.
  - **Communication Skills:** Clearly communicate complex financial analyses and insights both verbally and in writing.
- **Location:** Reliance Corporate Park, Navi Mumbai

Component (Annual)	CMA Cadre Program
	1 <sup>st</sup> Attempts (Direct)
Fixed Pay	Rs. 10.90 Lacs
Variable	Rs. 1.09 Lacs
<b>Total Pay</b>	<b>Rs. 12 Lacs</b>

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