

StanleyBlack&Decker

Position Title: Real Estate Analyst

Department: Real Estate / Treasury

Location: New Britain, CT

Stanley Black & Decker Inc., a Fortune 500 global manufacturer is currently in search of Real Estate Analyst to join their finance team. The successful candidate will interact heavily with personnel in the business groups as well as corporate functions. You will be a key team member, providing valuable support to the Real Estate Team and Stanley Black & Decker's Inc.'s various business units.

Basic Function:

- Initial areas of responsibility include evaluate, structure, negotiate and execute real estate transaction with support from other member of the Real Estate group.
- Lease Administration Support: Billing/Payments, database input, reporting and process improvement.

Position Responsibilities:

- Verify leasing checklist items, lease proposals, and route leases for landlord signature
- Facilitate and distribute in a timely manner finalized lease information and documentation to the various businesses and departments
- Assist managing lease documents and property ownership records in Real Estate Database
- Review, verify and distribute move notices and commencement agreements and timely update lease management system accordingly
- Assist accurately prepare monthly, quarterly, annual and ad hoc reports
- Field internal customer questions on leased and owned properties.
- Assist with lease research for pending deals, leasing reports, tenant buyouts, and/or early terminations as necessary
- Insurance coordination with Risk Management for new locations.
- Coordinate rent payments/ changes with A/P.
- Participate in real estate transactions with the support of Real Estate Team.
- Manage service agreements with brokers, appraisers, developers and other real estate consultants.
- Assist in the negotiation, structuring and execution of acquisitions, dispositions, value enhancing programs, financial analysis, SOX compliance and lease management.
- Manage internal customer and business partner relationships to achieve optimal synergy and effectiveness.
- Obtain all necessary project approvals from senior management working with user groups.
- Upon approval, manage resources to bring projects to satisfactory completion to meet business needs and to ensure adherence to legal documents, schedule, specifications and budget.
- Perform pre-lease / pre-construction due diligence and market analysis.
- Investigate, evaluate and present alternative sites for office, warehouse and manufacturing locations.
- Assist in preparation and negotiation of letters of intent, leases, warranties, work letters, design and construction contracts, RFPs, build-to-suit agreements, and purchase and sale agreements.
- Estimate project build-out requirements, schedules, costs and work with internal or external planners.

- Identify service providers for a particular project (i.e., marketing, brokerage, design, construction etc.) and evaluate consultant proposals.
- Negotiate and administer consultant contracts to ensure quality performance.
- Prepare project schedules, budgets, financial analysis and real estate documents.

Key Requirements:

- Undergraduate degree in related discipline (business, real estate, finance, law).
- Negotiation experience
- Financial modeling and analysis skills
- Process Improvements
- High customer service orientation with demonstrated ability to build and maintain strong working relationships with internal customers, landlords and service providers.
- Provide a high level of attention to detail for reliable accuracy
- Must consistently demonstrate excellent communication (both verbal and written), organizational, and analytical skills
- Knowledge and understanding of the basic accounting principles and familiarity with their application.
- Proficiency in standard PC based software
- Must have the ability to develop various types of logical and accurate reports
- Effectively manage multiple projects simultaneously.

Candidates must be either U.S. citizens or Green Card holders in order to be considered for this position.

Should you meet the requirements below and would like to be immediately considered for this position, please e-mail your resume in a Word document attachment to Gregory P. Smulski VP Real Estate at Gregory.Smulski@sbdinc.com.