

About Us
About the Company: Meridian is a full-service real estate owner, developer, and investor specializing in high-quality and brand-enhancing developments in the healthcare industry. Our history has been built on the delivery of successful healthcare projects, including approximately 3,000,000 million square feet on over 15 campuses and 200-plus buildings. To find out more about the company, visit <https://mpcca.com/about-us>.

Position Overview
Job Description: The Acquisitions Analyst will run the financial models to underwrite prospective opportunities, including build-to-suit, value-add, core plus, and/or core assets. The role will also assist the acquisitions team in preparing both investment committee and debt packages that are required to get respective deals approved. From time to time, the Acquisitions Analyst may be asked to assist in site selection for build-to-suit clients. The Acquisitions Analyst will also be involved in the due diligence process, market analysis, and financial feasibility of all projects, with an eye toward a future role in acquisitions within the company. The role will also assist Asset Management with date-down analysis of existing assets and miscellaneous board and joint venture partner deliverables. This position reports to the CFO and will work from Meridian's headquarters in Walnut Creek, CA.

Primary Duties & Responsibilities
Run financial models on investment opportunities utilizing Argus and Microsoft Excel. Assist in preparing early read memos (ERM), travel packages, equity/lender packages, and investment packages for internal and outside capital. Conduct site searches using CoStar, LoopNet, and Title to uncover potential ground-up development and tenant-in-tow investment opportunities. Analyze prospective deals and evaluate them relative to the respective market at a desktop level (CoStar, LoopNet, Offering Memorandums), as well as in the field (site tours, property visits). Analyze market stats and demographic data. Obtain/investigate lease and sale comps as needed for analysis, recommendation, and underwriting of prospective properties. Populate quarterly asset management reports. Assist with disposition and refinance analyses when needed for Meridian's existing portfolio of assets. Assist with miscellaneous business development, corporate finance, and marketing tasks to increase deal flow and operational efficiency. Other duties as assigned.

Supervisory / Management Responsibilities
None

Education & Experience
Bachelor's

degree with a quantitative focus is required. 1 to 2 years of experience underwriting real estate investment properties is required. Demonstrated interest in real estate, finance, and capital markets. Advanced knowledge of computer systems; i.e., a strong proficiency in Microsoft Excel, PowerPoint, and Word, is required. Demonstrated ability in interpersonal and business communication; must be detail-oriented and possess excellent writing skills. Self-starter, the ability to work independently. Ability to prioritize, plan, and simultaneously coordinate multiple tasks. Other Important Data Must live within commuting distance of Walnut Creek, CA. Benefits Overview The compensation plan for this role will be commensurate with the skills required for the position. As such, it will be comprised of a base salary and an annual performance-based incentive which is determined upon individual and portfolio performance. The Company offers a comprehensive benefits package to include: Paid Time Off + Paid Holidays Paid Sick Time 401k + Employer Contribution Medical (H.S.A./HDHP option w/ Employer Contribution) Dental Vision Flexible Spending Accounts Group Term Life/AD&D Voluntary Life/AD&D Long-Term Disability Buy-Up Long-Term Disability Employee Assistance Program Other Voluntary Plans Depending on the role, other benefits such as commissions, an educational assistance program (tuition reimbursement), a referral program, and/or car allowance may be applicable Compensation: From \$75,000 to \$85,000 per year