

**WRIGHTWOOD CAPITAL
JOB DESCRIPTION**

TITLE: Manager, Credit and Underwriting

DEPARTMENT: Credit and Underwriting

REPORTING TO: Senior Director, Credit and Underwriting

Location: Chicago, Illinois

Company Overview:

A commercial real estate investor with a credit point of view, Wrightwood Capital puts credit discipline at the center of its investment strategy. Whether investing for its own balance sheet, or on behalf of investors through funds, Wrightwood Capital uses a tested credit process to implement a range of customized structured debt and equity strategies.

Wrightwood Capital has made over \$5.4 billion of loans and investments since 1997, and currently manages \$2 billion in assets. Smart commercial real estate operators and investors have learned to depend on Wrightwood Capital's views on risk, credit and capital flows, as well as its ability to custom-tailor credit and equity structures to fuel their real estate business plans.

Job Description:

The Manager, Credit and Underwriting will play a highly visible and key role in Wrightwood Capital's investment process, managing the assessment of short-term debt, equity and mezzanine investments in value added and construction oriented commercial real estate projects throughout the US.

Scope of Responsibilities:

- Develop thorough understanding of a deal's capital structure and business plan and key risks to performance through discussions with sponsors, market participants and investment officers.
- Understand physical characteristics of properties, and the related competitive advantages and disadvantages.
- Understand and critically evaluate the existing and potential operating characteristics of a project. (Revenue, expenses, capital expenditures, tenant credit, leases)
- Identify a project's demand drivers; gather market information through independent field work and direct contact with brokers, appraisers and developers. Synthesize information and draw a conclusion on future market rent, absorption, vacancy, and liquidity in the investment market.

- Perform credit analysis of potential sponsors. Critically assess the execution ability of the development team for a project.
- Identify economic scenarios that appropriately bracket an investments potential performance and prepare models that reflect the economics of the transaction.
- Communicate conclusions into a concise narrative to be presented to investment committee for consideration and approval. Participate in Investment Committee.
- Manage less experienced underwriters in the above responsibilities.

Position Specifications:

- 2-4 years of value added real estate underwriting experience
- MBA in finance or real estate
- Training and supervisory experience
- High level of expertise in Excel and ARGUS.
- Excellent interpersonal and written communication skills

Geography:

Must be able to commute to downtown Chicago. Travel 15% nationwide.