



60 GUILDERS

**Acquisitions Internship
NYC Real Estate Investment and Operating Firm**

60 Guilders, LLC is a private, New York City based real estate investment and operating firm founded in 2013 by Kevin Chisholm and Bastien Broda. Emphasizing intensive fundamental research and an entrepreneurial approach to acquisitions, 60G focuses on identifying, purchasing and repositioning value-add properties in New York City. 60G is vertically integrated and performs property management, construction management, and asset management with its in-house team. The firm acquires and repositions properties in partnership with institutional capital partners. Since inception, 60G has acquired 18 properties which total 4.5 million square feet and which have a cost basis of approximately \$2.1 billion.

The Acquisitions Intern will be responsible for assisting the acquisition team's efforts in preparing comprehensive cash flow models and calculating investment returns for prospective investments using Excel and Argus for retail, office, student housing, industrial and multifamily properties. The Acquisitions Intern will also assist in the investment process including preparing investment memos, conducting and coordinating property level due diligence and underwriting. The Acquisitions Intern will be responsible for maintaining the firm's acquisition research information. Additionally, from time to time, the Acquisitions Intern will be responsible for assisting 60G's asset management team.

Internship Opportunity

60 Guilders is looking for a full-time intern to support our acquisitions team for the next 6 to 12-months. At ownership's full discretion, the internship may be extended into a full-time position at the end of the internship.

The Acquisitions Intern will assist with the following:

Acquisition Research

- Maintain firm's sales and lease comps database
- Maintain firm's proprietary research for niche investment strategies
- Maintain acquisition research filing system

Investment Analysis/Presentation and Due Diligence

- Prepare market analysis including lease/sales comps summaries, competitive building sets and business plan specific supply and demand data
- Review and maintain Argus models
- Prepare and maintain cash flow models in Excel to calculate IRR and equity multiple
- Write investment memos
- Prepare and manage distribution of underwriting packages for investors and lenders

Deal Sourcing and Acquisition Activities

- Assist in collection and review of due diligence items on live deals
- Maintain firm's investment pipeline report as well as marketed deal's pipeline report
- Research and assist in identifying potential investment opportunities
- Review confidentiality agreements
- Prepare LOIs to purchase properties
- Maintain and develop relationships with owners, brokers, property managers and other real estate professionals

Schedule

Full time

Requirements

- Bachelor's Degree Required
- Finance, real estate, economics or some analytical academic background preferred
- Strong GPA with involvement in student clubs & extracurriculars
- Must have specific interest in NYC real estate market
- Proficient in Microsoft Excel
- Preference for Argus proficiency but not necessary
- Ability to multi-task and work in a high energy, team-oriented environment
- Strong verbal and written communication skills
- Strong interpersonal relations skills
- Must be organized, detail oriented and analytical

Compensation

\$15/hour for a 40 hour week

Meal Expense Reimbursement for lunches and dinner that are eaten in the office

No healthcare benefits

The position will report directly to the Analyst and VP of Acquisitions and will work closely with the Co-Founders of the firm.

Please email your resume with a brief cover note to Chad Cohan at ccohan@60guilders.com.

Chad Cohan

60 Guilders, LLC

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