



Property Manager - Calgary Epic Investment Services

Epic Investment Services Inc. currently has \$14.2B in assets under management comprised of over 26M square feet of commercial space. This national portfolio of office, retail, industrial and multi-family properties is managed by over 150 professionals with multi-disciplined expertise including property management, asset management, mortgage lending and property development.

We are seeking a Property Manager to join our dynamic team to manage our small portfolio of commercial buildings located in Calgary (approximately 400,000 sf). This position is based in our Calgary office at 1029 17th Avenue SW. Responsibilities include but are not limited to the following:

Tenant Relations/Communications:

- Act as the primary point-of-contact for the tenants in all matters; the ideal candidate will also act as liaison between the tenants and management.
- Foster positive tenant contact and enhance tenant/landlord relationships by ensuring communication of matters is consistent, ongoing, and on a regular basis, all in a professional and courteous manner.
- Ensure tenants are aware of and understand their obligations under their lease.
- Ensure that all team members are aware of any tenant activities including tenancy changes, disputes, concerns, repairs, etc., and that any such communications between the Tenant and Property Manager are remedied in a timely manner.

Property Operations:

- Responsible for all matters relating to the physical aspects of the property, tenant requirements, operating costs, contract negotiation, administration, and project supervision relating to operations. This requires a high level of organization and the ability to prioritize workload.
- Maintain and upkeep properties by managing trades and service providers (seasonal or otherwise).
- A working knowledge of main building systems is an asset.
- Regular site visits are required, ensuring properties are managed to a standard that meets or exceeds what is required.
- Work closely with the Building Operators and Operations Manager

Leasing:

- Work closely with the Director of Leasing to ensure that properties and any vacant areas within each property are maintained to the highest level of standard, suitable for marketing to prospective tenants
- Assist and coordinate services as required for Tenant Improvements and Landlord's Work

Financial, Budgeting and Reporting:

- Planning, budgeting and reporting of the properties providing a complete review of all activities related to the property. This includes but is not limited to the following:
 - Prepare quarterly and budget reports which will include variance analysis, financial, accounts receivables and operational summaries, including major repairs and renovations.
 - Reports must be completed within the specified timelines.
 - Yardi experience would be beneficial.
- Approve and accurately code supplier and contractor invoices.
- Verify all tenant invoices produced by Accounting Department are accurate and distribute to tenants accordingly.
- Ensure all tenant invoices and arrears are collected promptly.

QUALIFICATIONS REQUIRED:

- 3 - 5 years of progressive property management experience within the commercial real estate industry, ideally with a mix of office, retail and industrial and working on behalf of a 3rd party manager with a client focus
- Bachelor's degree is preferred
- Financial/accounting/business acumen an asset
- Must be self-motivated, possess strong people management skills and promote positive working relationships
- You are curious, have the desire to learn and grow career-wise
- Customer service focused, detail and deadline oriented and a team player
- Must have a positive "can do" attitude and are willing to exceed expectations to produce quality work
- Demonstrated ability to explore, articulate & implement progressive technological, operational and process driven efficiencies
- Demonstrated strong technical competence in Microsoft Office applications including Word, PowerPoint and Excel; practical use of Yardi is an asset
- Vehicle an asset
- RECA license in property management an asset

HOW TO APPLY:

Qualified applicants may e-mail their cover letter, current resume and salary expectations, in confidence, to careers@epicinvestmentservices.com indicating "**Property Manager - Calgary**" in the subject line. Epic is committed to an inclusive and accessible recruitment and selection process. If you are invited to attend an interview and require an accommodation, please let us know in advance.

We sincerely appreciate the interest of all applicants, however only those selected for an interview will be contacted. No telephone calls or Agencies please.

Visit our website at www.epicinvestmentservices.com for further company details.