



Job Description: Senior Investment Analyst

Job role: Senior Investment Analyst – Real Estate

Location: Office-based at 12 Dorset Street (5 days a week)

Reporting to: Investment Manager

About Dominus

Dominus is a leading real estate investor, developer, owner and operator specialising in hotels and student living across central London and in key UK cities. Founded in 2011, we have built a £3 billion asset pipeline through investing our own equity and co-investing alongside institutional joint venture partners.

As a fully integrated business, we create value across the entire project lifecycle. Our teams span investment, planning, development, finance, legal and asset management. Our portfolio of hotels is managed by Dominus Hospitality, our dedicated operating platform, and operate under Hilton and Marriott brands.

The role is based in our London head office, a team of 60, with a further 380 colleagues working across our hotel portfolio.

Role Description

As we continue to scale, we require an investment analyst/senior investment analyst to work across our growing portfolio of hotel and student living assets. The successful candidate will work closely with our investment team across the entire lifecycle of our portfolio. This will include underwriting new projects, the coordination and preparation of materials for investment committee, financing throughout the asset lifecycle (acquisition loans, development loans and investment loans) and assist with financial analysis of owned assets. This will include working closely with the development team on development projects and working with the operations team once assets are completed and operational. The successful candidate will be expected to take a hands-on approach and assist with a variety of tasks.

Key Responsibilities

- Produce in-depth financial analysis to support the underwrite of a diverse range of transactions across the UK, including creating and updating financial models in Microsoft Excel. This will include projects which require redevelopment/large capex spend in addition to analysing complex distribution waterfalls.
- Prepare stakeholder asset models and investment papers working closely with the development and hotels team for input into each project
- Prepare materials for capital partners on joint ventures
- Support asset management during the life cycle of the investment through updating monthly cashflows, refinancing, and disposals.
- Work closely with the Investment Manager and Director to gain deal exposure within a hands-on team.

- Work closely with agents and internal teams on filtering pipeline and making initial recommendations on which opportunities to pursue.
- Champion the use of AI within the investment team to drive efficiencies
- Develop key awareness of market trends (including occupancy rates, rents, and demographic data) across the sectors in which we operate
- Contribute to wider business planning decisions and investment meetings
- Prepare investment memorandums and presentations for the investment committee
- Take a “continuous improvement” approach to the modelling process

Required Experience

- 3+ years’ experience working within real estate (preferably within Hotels, PBSA or an operational asset class).
- Strong financial modelling and Microsoft Excel skills.
- Experience in debt financing is beneficial but not essential.

Key skills and attributes

- A team player who can work collaboratively across the business.
- An entrepreneurial attitude, someone that takes the initiative on new and existing workstreams.
- The ability to work under pressure and be flexible with hours around periods of deal completion.
- Working through competing priorities and the ability to work on various projects at one time.
- Exceptional attention to detail, even when working to tight deadlines.
- Strong written and verbal communication skills.
- Able to present information clearly and concisely.

Benefits

We offer a competitive salary and a comprehensive benefits package: a performance-related bonus, pension, training allowance, private medical insurance, and 24 days' annual leave plus bank holidays and a 3-day Christmas shutdown. You'll also enjoy hotel discounts worldwide and up to 3 free nights a year in Dominus hotels

If you have any queries regarding this role, please email diahann.wicks@dominus.co.uk.