Financial Analyst Opportunity
Chicago, IL or Louisville, KY

Company
Ventas, Inc., an S&P 500 company, is a leading healthcare real estate investment trust. Its diverse portfolio of over 1,400 assets in 47 states (including the District of Columbia) and two Canadian provinces consists of seniors housing communities, skilled nursing facilities, hospitals, medical office buildings and other properties. Through its Lillibridge subsidiary, Ventas provides management, leasing, marketing, facility development and advisory services to highly rated hospitals and health systems throughout the United States. Learn more about the company on our website: www.ventasreit.com.

Position
The Analyst will aggregate, track, maintain and upload (into the Company’s databases) all property, tenant/borrower, industry and other information related to the Company’s real estate portfolio. Analyst will also be responsible for other ad hoc duties, including managing tenant/borrower insurance, real estate tax and capital spending escrows, as well as all letters of credit or cash security deposits held by the Company.

Analyst will generally be responsible for:

- Reviewing and uploading tenant/borrower financials and other metrics into the Ventas Asset Management System ("VAMS")
- Maintaining and updating all property-level data and key date calendar reminders in VAMS
- Managing insurance, real estate tax, and capital spending escrow accounts
  a. Prepare reporting metrics for asset managers, property accountants, and senior management team as necessary
  b. Provide accrual reserve and analysis recommendations related to tenant escrow accounts
  c. Communicate escrow account information to tenants and reconcile escrow account information with tenant’s records
  d. Establish escrow process upon closing of transactions
  e. Monitor real estate tax payments, prepare real estate tax delinquency reports and process real estate tax payments
  f. Communicate with state and local taxing authorities, as needed, to minimize property tax amounts and overpayments
  g. Compile and summarize the assessed values for each real estate tax parcel, the taxes paid and the firm responsible for evaluating the taxes assessed for all properties
- Managing tenant/borrowers security deposits and letters of credit
  a. Ensure security deposit amounts are funded or released in accordance with agreed upon terms
  b. Ensure letters of credit are renewed and/or amended in accordance with agreed upon terms
- Monitoring and reporting on industry trends, publications, news releases, etc.
  a. Earnings results for other healthcare REITs and healthcare operators
  b. National Investment Center ("NIC") for Seniors Housing press releases, NIC MAP, and other data
  c. CMS or Congressional press releases and other third-party analyses related to changes in Medicaid/Medicare programs
  d. Benchmarking Company property performance to industry trends across property types and markets
- Providing general analytic support as needed to others within the Asset Management department
- Completing ad hoc projects, reports or other requests as needed

Requirements
Candidate should possess 0-2 years of experience with financial analysis or similar business experience; Bachelor’s degree in Real Estate, Finance, Economics, Accounting or similar business field.

Interested candidate should have the ability to work with many deadlines and manage multiple tasks and relationships within a fast-paced, team-oriented and lean environment. Must be a confident self-starter and quick learner who requires minimal supervision, is comfortable with ambiguity and very adaptable.

Ventas Inc. offers a competitive compensation and benefits package to the successful candidate. All interested applicants must submit resume and salary history to: HumanResources@ventasreit.com. Ventas, Inc. is an Equal Opportunity Employer.

Ventas does not accept unsolicited resumes from staffing agencies, search firms or any third parties.

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