



Vice President, Structured Finance

NATIONAL EQUITY FUND, INC. is leading non-profit syndicator of Low-Income Housing Tax Credits (LIHTC) with a mission to create and deliver innovative, collaborative financial solutions to expand the creation and preservation of affordable housing.

OVERVIEW

The Vice President, Structured Finance will be responsible for structuring, negotiating, and closing complex debt and equity investments in affordable housing, workforce housing, and preservation projects. The role requires expertise in financial structuring, underwriting, and risk assessment to ensure sound investment decisions that align with NEF's mission and investor expectations. The individual will play a critical role in financial modeling, due diligence, preparing and presenting investment approval memos, transaction execution, and portfolio risk management while working collaboratively with internal teams and external stakeholders. Seeking candidates based in Chicago, New York, or the Atlanta region.

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ESSENTIAL DUTIES

- Lead the structuring of affordable housing and workforce housing investments, ensuring alignment with credit, risk, and investor return requirements.
- Develop and refine financial models for various debt and equity structures, including preferred equity, mezzanine debt, and other innovative financing structures.
- Assess and underwrite complex capital stacks, incorporating tax credit equity, bond financing, subsidy layers, and conventional debt.
- Lead financial due diligence, including reviewing operating statements, third-party reports, and legal documents to assess investment risks.
- Work closely with internal credit, legal, and asset management teams to ensure comprehensive risk analysis and adherence to underwriting standards.
- Lead preparation of investment approval documents. Present final approval memos to investors and credit officers.
- Manage the full lifecycle of transactions, from structuring and investment approval through closing and funding.
- Negotiate and review key transaction documents, including loan agreements, partnership agreements, intercreditor agreements, and guarantees.
- Work with asset management to facilitate smooth transitions post-closing and ensure long-term financial stability of investments.
- Support Investor Relations in structuring deals to align with investor return expectations and risk profiles.
- Collaborate with the Capital Markets team to assess investor appetite and optimize investment structuring.
- Performs other related duties as assigned

THE IDEAL CANDIDATE

- Bachelor's degree in finance, Economics, Business, Real Estate, or a related field; Master's degree or CFA preferred.
- 7-10 years' of experience in structured finance, real estate investment, or underwriting affordable housing transactions.
- Expertise in financial modeling, cash flow analysis, and structuring complex debt and equity transactions.
- Ability to analyze and negotiate complex legal and financial documents, including loan agreements, partnership agreements, and investment memorandums.
- Strong proficiency in Excel and financial modeling; experience with proprietary underwriting models is a plus.
- Exceptional analytical, problem-solving, and decision-making skills.
- Ability to manage multiple high-stakes transactions simultaneously in a fast-paced environment.
- Strong verbal and written communication skills, with the ability to present financial findings and investment strategies to senior leadership and investors.
- Ability to work collaboratively across departments and external partners to drive successful financial outcomes.
- Willingness to travel as needed for meetings, due diligence, and industry events

ABOUT NATIONAL EQUITY FUND

National Equity Fund, Inc. (NEF) is a leading non-profit, multi-family, affordable, real estate investment manager with a mission to create and deliver innovative, collaborative financial solutions to expand the creation and preservation of affordable housing. Through its Low-Income Housing Tax Credit (LIHTC) syndication platform and its lending and investing platforms, NEF generates opportunities rooted in its vision that increased access to affordable housing empowers every individual and family to reach their full potential.

Beyond LIHTC, NEF offers additional financial solutions to help close the affordable housing gap in multiple ways that are aligned with our mission. Our expertise in pre-development, preservation, and workforce lending allows us to further assist our partners to expand their efforts to provide low-income and middle-income affordable housing.

Since being founded in 1987, NEF has invested over \$27.2 billion, representing 260,000 new or preserved affordable homes for individuals, families, and communities in need across the country. NEF is Chicago-based and has donated more than \$260 million in grants to support its affiliate LISC's nationwide community development work. To learn more about NEF's impact, innovative financial solutions, and opportunities, visit www.nefinc.org.

We offer a competitive salary, along with a comprehensive benefits package.
NEF IS AN EQUAL-OPPORTUNITY EMPLOYER

