Managing Director, Structured Finance Asset Management

NEF
NATIONAL EQUITY FUND®

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 Managing Director, Structured Finance Asset Management leads NEF's Structured Finance Asset Management team and is responsible for asset management across the full Structured Finance portfolio, spanning Preservation Lending, Preferred/ Preservation Equity, and Workforce/Moderate-Income Housing. The Managing Director sets the standard for strong asset management practices across the portfolio, directing assigned staff and holding the team accountable for performance, risk, and compliance outcomes. This role works closely with the SVP of Asset Management, the Head of Structured Finance to protect and optimize portfolio performance.

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Essential Duties

- Monitor the financial health and compliance of all loans in the structured finance portfolio, tracking maturities, delinquencies, and restructuring needs to proactively identify and address risk. Collaborate with borrowers and internal teams to negotiate modifications and optimize portfolio returns.
- Responsible for the comprehensive management of NEF's preferred equity investments, ensuring effective stewardship through consistent oversight from origination through maturity or exit.
- Develop tracking and reporting systems for loans and preferred equity, proactively identifying risk, managing cash flows and capital events, and recommending strategies to optimize returns and mitigate exposure. Collaborate with borrowers, equity partners, and internal teams to negotiate modifications and achieve portfolio objectives across debt and equity positions.
- Lead day-today post-close asset management, risk management, compliance, and portfolio oversight for the Preferred/Preservation Equity investments, working in coordination with the investment team, which maintains investment and financial continuity.
- Drive the development and refinement of asset management best practices tailored to preferred equity and loan structures, partnering with the Asset Management Department and the broader Structured Finance team to uphold quality, transparency, and consistency, and to maintain audit trails and compliance documentation.
- Responsible for developing scalable policies, procedures, reporting standards, systems, and portfolio management tools that support consistency, transparency, and the continued growth of the Structure Finance portfolio.
- Oversee construction and lease-up schedules across preferred equity and loan portfolios, intervening as needed to protect investment outcomes and serving as primary point of contact for construction draw, developer fee, and reserve fund disbursements.
- Offer strong leadership, expert guidance, and diligent oversight to assigned team members, as directed by the Senior Vice President of Asset Management, ensuring high standards of performance and excellence across all responsibilities.
- Set clear performance objectives for staff and provide prompt, constructive feedback to support their progress and enhance overall work quality.

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- Prepare clear, timely reports and analyses on portfolio status, as regularly scheduled or specially requested by the SVP of Asset Management and the Head of Structured Finance to support investor inquiries.
- Support the underwriting process for potential investment acquisitions by evaluating the track record and capabilities of proposed Borrowers and General Partners. Provide insights and recommendations on investment proposals, drawing on portfolio management expertise, and NEF’s experience.
- Act as the primary liaison for Asset Management and Structured Finance teams, both within the organization and with external Fund investors.

THE IDEAL CANDIDATE

- 5-7 years of proven successful management/supervisory experience required.
- 10+ years of experience in real estate, commercial lending, loan servicing, loan management, and multifamily real estate operations, with expertise in market analysis, property management, finance, leasing, budgeting, compliance, and portfolio oversight.
- Bachelor's degree in business administration or related field; or bachelor's degree in any area supplemented by substantial additional academic training in business administration or related field; or substantial practical experience which may be substituted for either of the above. MBA preferred.
- Experience in the management of real estate investment portfolios; real estate development, underwriting and finance; and/or real estate asset management/property management.
- Proven experience underwriting value-add, recapitalization, or complex real estate investment banking.
- Experience with various agency debt products, commercial lending, and real estate investment banking.
- Excellent communication skills, both verbal and written. Ability to effectively engage in conflict resolution and negotiation.
- Strong analytical and forecasting skills. Knowledge of accounting principles and ability to interpret financial statements.
- Familiar with database designs, terminology, and concept with experience in extracting information and performing research from same.
- Positive attitude, and the ability and willingness to provide motivation to staff in the achievement of corporate and departmental goals in a team environment.
- Ability and willingness to travel.

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. Since being founded in 1987, NEF has invested nearly $30 billion, representing approximately 275,000 new or preserved affordable homes for individuals, families, and communities in need across the country. NEF is Chicago-based and has donated more than $280 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.
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