Senior Financial Analyst

Development underwriting, investment analysis, and FP&A

Newman Commercial Real Estate is a vertically integrated commercial real estate development and investment firm shaping The Woodlands and Greater Houston. Our platform is backed by in-house construction, property management, brokerage, and capital markets, giving us control of every project from land acquisition through construction, lease-up, and exit. Everything we do is held to the Newman Standard, a reputation of quality and integrity.

Position Overview

The Senior Financial Analyst is central to how Newman evaluates, finances, and manages its real estate portfolio. This role builds and maintains complex, institutional-quality financial models that investors, lenders, and executive leadership rely on, so precision and attention to detail are essential. Working closely with the Director of Finance and departments across the firm, the analyst will see every stage of a deal, from land and entitlements through construction, leasing, financing, and exit. The role also offers the opportunity to help build a growing finance department and find new ways to improve how the firm analyzes, reports, and scales.

LOCATION:

The Woodlands area, Texas

SCHEDULE:

Full-time, office-based

COMPENSATION:

Base salary plus annual performance bonus

REPORTS TO:

Director of Finance

Essential Duties

Development Underwriting and Investment Analysis

- Build, maintain, audit, and reconcile complex, dynamic financial models for acquisitions, ground-up development, and dispositions.
- Evaluate returns, including IRR, equity multiple, and return on cost, to support go/no-go decisions. Run base-case, downside, and sensitivity analyses on cost, schedule, pricing, and financing assumptions.
- Model joint venture economics, including capital contributions, preferred returns, promote structures, and distribution waterfalls.
- Support loan sizing, lender packages, refinancing analyses, and capital structuring, including LTV/LTC, DSCR, debt yield, and interest reserves. Model competing term sheets side by side to identify the best loan.
- Build custom models for prospective buyers and tenants, from build-to-suit proposals to pad site feasibility.
- Analyze public finance and incentive structures, including Municipal Utility Districts and TIRZ, and their impact on project returns. Evaluate third-party forward funding structures and whether to monetize reimbursables today.

Senior Financial Analyst

EXPERIENCE

- Bachelor's degree in Finance, Accounting, Economics, Real Estate, or a related field.
- 3+ years of financial modeling and analysis experience in Excel, ideally in real estate finance, development, or acquisitions.
- Candidates with strong modeling backgrounds from other industries or roles, such as energy, corporate FP&A, or investment banking, are encouraged to apply.

TO APPLY

Email your résumé and cover letter to jobs@newmancre.com. Put the job title in the subject line. In your cover letter, please share what drew you to this role and why it feels like the right next step for you.

Portfolio Performance and FP&A

- Update active models monthly with actuals, reconciling to accounting and development budgets.
- Analyze variances in cost, schedule, lease-up, and operating cash flow, and update the forecasts and funding needs that feed the firm's corporate liquidity and cash flow planning.
- Keep lender and investor packages and their reporting tabs current within each model. Track loan maturities and covenant requirements.
- Prepare quarterly investor updates and reporting for capital partners.
- Maintain clear model documentation, version control, and supporting assumptions so analyses can be reviewed, refreshed, and relied upon.
- Support annual property tax protests across the portfolio, preparing valuation analyses and supporting documentation.

Collaboration and Process Improvement

- Learn the business from every angle, working side by side with development, construction, property management, brokerage, capital markets, and accounting. See how each part of a vertically integrated platform drives the numbers in your models.
- Prepare executive-level presentations that translate complex analysis into key conclusions, risks, and recommendations.
- Help build the repeatable processes and AI-assisted workflows that harness the firm's data and improve the speed and quality of its reporting.

Skills & Talents

- Alignment with our core values: Ownership, Fun, Focus, Integrity, Collaboration, and Energy.
- Advanced Microsoft Excel, including flexible, well-structured models and complex formulas.
- Solid understanding of accounting principles and financial statements, and the ability to reconcile actuals with the accounting team.
- Strong analytical judgment and attention to detail, with the ability to validate assumptions and identify financial risks independently.
- Ability to manage multiple priorities and deliver accurate work under tight deadlines with limited supervision.
- Clear, concise written and verbal communication, including the ability to present complex findings to non-financial partners.