



### **Associate Director of Resource Valuation**

Eastwood Forests, LLC is a forestland investment manager that invests in forests for carbon sequestration, sustainable production of wood products, and for generating competitive financial returns. Eastwood Forests is a partnership between Sumitomo Forestry of Japan, and a US team with decades of experience and expertise in the management of forests and forest investments. Eastwood Forests' first fund is focused on North American forests, with inclusion for attractive investment opportunities in Central and South America. In subsequent funds we plan to expand to Southeast Asia and Oceania to leverage Sumitomo's current operations and existing personnel in those regions.

**Position Title:** Associate Director of Resource Valuation

**Location:** Chapel Hill, North Carolina (Preferred)

**Required Travel:** Some domestic and international travel is expected

**The Position:** We have an exciting opportunity in the Transactions team for an Associate Director of Resource Valuation. In this role, you will participate in investment modeling, valuation support for timberland acquisition, and eventually disposition projects in all major timberland investment regions globally. Additionally, in collaboration with current investment management and operations management teams, you will participate in the development of property management budgets, reviewing and approving third party appraisals, and assisting in the development of investor materials. As part of a small team with significant capital backing, this position provides opportunity for independent decision-making and strong potential for professional growth.

***Responsibilities and Scope:***

- Lead investment modeling for timberland acquisitions consistent with fund and investor mandates
- Coordinate the transactional valuation processes across all internal teams (Forest Management, Carbon, Investment Analytics, Accounting)
- Lead and support all phases of acquisition projects including gathering asset-specific value drivers and assumptions, investment modeling, due diligence, and transactions support
- Review, analyze, and understand third party property appraisals
- Assist with the review and analysis of property management plans and budgets
- Collaborate with both internal and external teams and provide assistance in all aspects of real estate transactions including contract negotiations, due diligence, and closing processes
- Organize internal teams to prepare and present transactional opportunities to the investment committee
- Support special projects as needed



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FORESTS, LLC

***Required Qualifications:***

- Undergraduate degree in forestry or closely related natural resources field
- A minimum of five years of experience in investment management, valuation, or acquisition and disposition of timberlands or closely related assets
- Highly proficient in financial analysis with strong ability to independently conduct valuation for acquisition and disposition projects using discounted cash flow analysis and other financial analysis tools
- A strong and proven knowledge of investment valuation, with track record of working on M&A projects as it relates to real assets preferably with timberland assets
- Must have strong organizational and analytical skills with ability to manage multiple projects simultaneously, working independently and as part of a team in a deadline driven, fast paced environment

**Preferred Experience:**

- Graduate degree in forestry or closely related field or an MBA
- Experience using forest planning software such as Remsoft's Woodstock, Tigermoth, or other similar linear programming tools
- Understanding of forest inventory systems and protocols for different forest type and experience particularly with mixed hardwood and natural forests
- Understanding of spatial and tabular database systems, GIS systems, and desktop office applications
- Transactional and valuation experience with forest carbon projects
- Knowledge of regional FSC and SFI forest certification standards
- Experience buying or selling real estate with an established carbon project and/or a conservation easement

Eastwood Forests values diversity, equity and inclusiveness and provides support for professional growth and development in a team environment.

To apply, please send cover letter and your resume to [jobs@eastwoodforests.com](mailto:jobs@eastwoodforests.com). Applications will be accepted through March 22<sup>nd</sup>, 2024 or until position is filled. All applications will be treated with strict confidentiality.

Eastwood Forests is an equal opportunity employer and offers competitive salary and benefit packages commensurate with applicant's skills and experience.