Position: Analyst, Feasibility & Investment Analysis - Asia Pacific  
Organisation: Hilton  
Location: Singapore  

Job Description

As an Analyst, Feasibility & Investment Analysis - Asia Pacific, you are a key member of the Feasibility & Investment Analysis (FIA) group. You will perform a variety of market and financial analyses including but not limited to: market analysis, feasibility studies, impact studies, management & franchise contract valuations, cash flow waterfalls, debt & equity investment NPVs and IRRs, M&A analysis, and special projects including asset management.

The role entails working closely with the Lead Underwriters across Asia Pacific and the Senior Director in delivering industry leading analysis and advice to key business stakeholders.

The role will be based in the Singapore Area Office with moderate travel within Asia Pacific required.

The Analyst, Feasibility & Investment Analysis - Asia Pacific will be responsible for performing the following tasks to the highest standards:

- **Market/Proforma Analysis**: The feasibility function primarily focuses on proposed hotels. A typical proforma analysis includes a site/hotel evaluation from the viewpoint of its utility for operation as a hotel, an analysis of the neighborhood/city, understanding hotel demand patterns, determining a competitive set for the proposed hotel, investigating new supply entering the market, projecting hotel demand and average daily rate, and benchmarking costs against other Hilton properties, competitors, and industry standards.

- **Investment Analysis & Valuations**: The proforma P&L serves as a basis for investment analysis and valuations, which support the decision making process of our internal clients, which include Development, Real Estate, Finance, and Executive Management.

- **Underwriting Assumptions**: Recording underwriting assumptions in market write-ups and assisting with Development Authority memos and Investment Committee documents, as required.

- **Impact Studies**: Prepare impact analysis that investigates potential brand-on-brand impact in a specific location.

- **Research**: Conduct research on a variety of hotel related topics and maintain databases of statistics and market research.

- **Financial Models**: Utilise, maintain and update sophisticated financial, supply-demand, and proforma and impact models.

- **Meetings/Conferences**: Attend development, real estate, and other internal meetings as required, as well as relevant hotel investment conferences.

Job Requirements

An Analyst, Feasibility & Investment Analysis - Asia Pacific serving Hilton Brands is always working on behalf of our Guests and working with other Team Members. To successfully fill this role, you should maintain the attitude, behaviors, skills, and values that follow:

- Four (4) year college degree in hospitality management, business/finance or significant work experience in lieu thereof.

- Strong communication skills.

- Strong interpersonal skills, ability to interact, influence and build relationships at all levels.

- Strong data management/analytical skills.
• Ability to work independently and within teams.
• Strong information technology skills – Microsoft Word, Excel and PowerPoint.
• Strong Microsoft Excel modeling capabilities.
• Understanding of and ability to apply principles of corporate finance.
• Working knowledge of Uniform System of Accounts for Hotels.
• Understanding of principles of highest and best use and land economics.
• Understanding and application of valuation techniques to real estate and going concerns.
• Working knowledge of regional hotel markets.
• Working knowledge of hotel industry brands.
• Understanding of and ability to utilise probability theory and statistical techniques for business purposes.
• Experience in and working knowledge of hotel operations and systems.
• Prior internships or full-time work experience within hotel consulting, valuations, investments, asset management or similar.
• Hotel operations experience.
• Ability to speak Mandarin is advantageous as this role covers the China market and the language is required to conduct business with the local vendors.
• Foreign language skills (advantageous).

Application

To apply, please submit your detailed resume at https://jobs.hilton.com/job/Analyst%2C-Feasibility-%26-Investment-Analysis%2C-Asia-Pacific/J3W5745WFB7KLMGGRQS.

Only shortlisted candidates will be notified.