LIHTC Modeling & Structuring Manager

NEF
NATIONAL EQUITY FUND®

NATIONAL EQUITY FUND, INC. is a 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

NEF is seeking a LIHTC modeling and structuring specialist to ensure the accuracy, consistency, and tax/structural integrity of our Low-Income Housing Tax Credit (LIHTC) investment models – from initial bid through closing and across the full project life cycle. This role combines deep Excel modeling expertise with tax structuring knowledge, working cross-functionally with underwriting, Fund Accounting, Investor Relations, and external counsel to keep financial models accurate, investor-ready, and aligned with current tax law.

APPLY NOW

ESSENTIAL DUTIES

- Review and troubleshoot Excel models for new project bids and throughout the project life cycle to support the closing team and ensure accurate inputs, outputs, and alignment with internal modeling standards and tax law
- Review projections in conjunction with NEF's Tech Committee, Investment Proposal preparation, and pre-closing for assigned projects
- Recommend changes that may enhance yield or address structuring issues
- Coordinate with external counsel on transaction structuring considerations
- Conduct closing audits to confirm projections accurately reflect technical and business terms
- Troubleshoot and redesign models as needed, including managing and adapting the organization's primary underwriting spreadsheet model
- Manage investor and credit requests for stress analyses for multi-fund closings and Investment Proposal packages
- Manage and assist with post-closing change requests as assigned and support Asset Management in evaluating the impact of post-closing structural or financial changes
- Assist other departments, including Fund Accounting and Investor Relations, in evaluating and modeling any unique requirements for assigned projects.
- Review and troubleshoot Excel models for new project bids and throughout the project life cycle to support the closing team and ensure accurate inputs, outputs, and alignment with internal modeling standards and tax law
- Review projections in conjunction with NEF's Tech Committee, Investment Proposal preparation, and pre-closing for assigned projects
- Recommend changes that may enhance yield or address structuring issues
- Coordinate with external counsel on transaction structuring considerations
- Conduct closing audits to confirm projections accurately reflect technical and business terms

NATIONAL EQUITY FUND, INC.
540 W. Madison Street, Suite 1900, Chicago, IL 60661
P 312.360.0400 | www.nefinc.org

- Troubleshoot and redesign models as needed, including managing and adapting the organization's primary underwriting spreadsheet model
- Manage investor and credit requests for stress analyses for multi-fund closings and Investment Proposal packages
- Manage and assist with post-closing change requests as assigned and support Asset Management in evaluating the impact of post-closing structural or financial changes
- Assist other departments, including Fund Accounting and Investor Relations, in evaluating and modeling any unique requirements for assigned projects

THE IDEAL CANDIDATE

- Bachelor's degree in Business, Accounting, Finance, Economics, or Mathematics (Master's or CPA preferred); tax accounting background strongly preferred
- 4+ years of LIHTC experience, including experience in real estate structuring, debt structuring, and partnership modeling
- Advanced Excel skills, including the ability to build, manipulate, and troubleshoot complex tax-incentivized real estate models
- Familiarity with specialized tax structuring conventions and time value of money concepts
- Specific knowledge of tax issues affecting limited partnerships, entity classifications, and Section 42 (LIHTC) projects preferred
- Familiarity with other federal or state tax credit programs (historic, solar, new markets) a plus
- Strong communication skills and ability to work effectively across departments and with external partners
- High attention to detail, ability to multi-task and work independently in a fast-paced, deadline-driven environment

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.

NEF IS AN EQUAL OPPORTUNITY EMPLOYER