



Development Associate

Denver, CO | Full-Time

About SunCap Property Group

SunCap Property Group is a privately held, national commercial real estate development and investment firm. We specialize in the development of single-tenant build-to-suit facilities, first-class speculative industrial warehouse and distribution facilities, premier multifamily communities, and the acquisition of institutional-grade real estate in key markets. Clients across North America benefit from our individualized corporate real estate advisory services platform. As a client-centric development company, SunCap is driven to develop cost-competitive quality projects that enhance our clients' work environments, maximize operating efficiencies, and improve their bottom line.

Position Details

Position: Development Associate

Location: Denver, CO

Start Date: June 2026

Compensation: TBD

Employment Type: Full-Time

Bonus Eligibility: TBD

Health Benefits: Access to SunCap's employee healthcare and long-term disability plan

Expenses: Reimbursement of all out-of-pocket business-related expenses

Role Overview

The Development Associate will play an integral role across SunCap's development platform, supporting projects from initial pursuit through entitlement, construction, and close-out. This is a hands-on position with broad exposure to the full development lifecycle, working directly alongside senior members of the team on active projects spanning industrial & build-to-suit assets.

Key Responsibilities

- Assist in the development and delivery of SunCap projects with goals of maximizing profits, mitigating risk, and building successful vendor and client relationships
- Provide analytical support across a wide variety of assignments: market research, cash flow modeling, property valuation, and preparation of internal investment committee memorandums
- Research and summarize local real estate markets, trends, and demographics
- Participate in the evaluation of new investments and assist with project underwriting
- Prepare presentation materials for SunCap, lending institutions, and equity partners
- Maintain database of lease, sale, and land comparables
- Assist in preconstruction efforts associated with the pursuit of new business opportunities



- Travel as necessary to manage on-time project deliveries and coordinate with bank inspectors for draw processes Support entitlement and due diligence underwriting processes, including zoning, permitting, and site analysis
- Assist with the punch list and close-out process in coordination with the general contractor
- Support coordination and project reporting to banks and capital partners
- Review legal documents related to construction loans, partnership operating agreements, purchase and sale agreements, and term sheets
- Prepare ad-hoc reports and assist with special projects as needed

Qualifications

- Degree in Finance, Real Estate, Construction, Urban Planning, or a related field
- Strong analytical and research skills with experience in financial modeling or underwriting
- Excellent written and verbal communication skills
- Detail-oriented with strong organizational and project management abilities
- Collaborative team player who takes initiative and works well under deadlines
- Knowledge of the real estate development process
- Ability to travel as needed for project oversight and coordination