**About IPS Realty**

**Innovative Property Solutions** (IPS) is an expanding real estate appraisal and consultancy firm headquartered in Richmond Hill, Ontario, serving the Greater Toronto and Hamilton Area (GTHA) and surrounding regions. We specialize in property valuations for residential, commercial, and investment properties.

*At* ***IPS****, we believe our team is our greatest asset, and we are committed to fostering an environment where every individual can thrive and make a meaningful impact.*

**Position Overview**

IPS seeks a motivated and detail-oriented AIC Candidate Member pursuing their AACI designation. This role offers an exciting opportunity for an analytical individual passionate about real estate appraisal. The successful candidate will collaborate with designated appraisers and consultants to conduct market research, property inspections, and develop valuation reports. This position provides a strong foundation for appraisal experience while benefiting from mentorship by an experienced AACI appraiser.

**Key Responsibilities**

* Conduct thorough real estate market research, focusing on sales, leasing, and investment trends.
* Perform property inspections and gather data relevant to valuation assignments.
* Review zoning and land use regulations to assess development potential.
* Apply economic principles and valuation methods to estimate property values.
* Prepare comprehensive appraisal reports based on strong analytical analysis.
* Collaborate with designated appraisers to ensure adherence to AIC standards and best practices.
* Assist with responding to client quotes and preparing proposals.
* Maintain clear communication with clients and stakeholders.

**Ideal Candidate Profile**

* AIC Candidate Member in good standing actively working toward their AACI designation.
* At least one year of proven experience in appraising residential and commercial real estate
* Excellent oral and written communication skills
* Strong analytical, critical thinking, and attention-to-detail skills.
* Strong research skills and the ability to gather and analyze relevant data.
* Proficiency in Microsoft Office Suite, with solid report-writing and data analysis skills.
* Familiarity with industry tools like MLS, GeoWarehouse, Altus, CoStar and property assessment databases.
* Ability to work independently, meet deadlines, and collaborate within a team.
* A valid driver’s license and access to a reliable vehicle for site inspections.

**Why Join IPS Realty?**

* **Mentorship & Career Growth:** Receive personalized guidance from an experienced AACI appraiser to advance your skills and career.
* **Diverse Project Exposure:** Gain experience in various property types, including commercial, industrial, and institutional assets.
* **Flexible Work Arrangements:** Hybrid work options to support your work-life balance.
* **Performance-Based Rewards:** A competitive compensation structure with opportunities for career progression.

**How to Apply**

If you are an ambitious AIC Candidate eager to take the next step in your real estate valuation career, submit your resume and cover letter to [**info@ips-realty.com**](mailto:info@ips-realty.com) with the subject line: *Candidate Appraiser Application – IPS*.

Join **IPS** Realty and become part of a team that values expertise, integrity, and professional growth.