

# Tzvee Rotberg

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## SUMMARY

Passionate and results-oriented professional, Tzvee Rotberg, with over a decade of comprehensive experience in management, construction, and acquisitions. Successfully pivoted and excelled in the realm of real estate investment amid the challenges of the COVID-19 era. Led an exceptional team through the successful acquisition and renovation of properties totaling \$17 million, showcasing a unique blend of creativity and strategic insight in enhancing real estate ventures. Proficient in reading plans and problem solving on-site and with all trades. Eagerly seeking a new opportunity to contribute warmth, real estate expertise, and collaborative leadership to a forward-thinking team, driving strategic initiatives for shared success.

## EXPERIENCE

### **Real Estate – Owner/Operator**

*RSK Capital LLC – July 2021 – Present*

- Successfully established RSK Capital LLC, RSK Management LLC and RSK Construction LLC
- Purchased 8 properties consisting of 125 total units at approximately 136k a door.
- Successfully navigated the closings and refinances of \$17 million, showcasing proficiency in financial transactions and contributing to the overall financial stability and growth of the real estate portfolio.
- Rehabilitated more than 50% of the portfolio and increased value by more than 36%
- Successfully sold a 56-unit Bronx, Manhattan portfolio in April 2023 for 6.5 million dollars

### **Real Estate – Project/Asset Manager**

*Casper Development July 2020 – July 2021*

- Manage the build-out of a 7-floor assisted living,
- Complete renovation of 5 floors; 100 entrance doors, 80 resident room rehab, new electric, flooring, wallpaper, lighting, plumbing. Complete rehab of commercial kitchen
- New sprinkler system, managing a crew of 40 along with many separate trades and vendors.
- Budgeting for each project, daily reports. Managing the orders and deliveries.
- Working on final CO on conversion from senior living to assisted living

### **Real Estate – Project/Asset Manager June 2018 – HH**

*Equities LLC, March 2020*

- Manage a mix-use portfolio in NYC and Brooklyn.
- Rehab a completed a 6-story building and CO change; striped each floor to the bones; new elevator, steps, floor plates. Dealt with DOB, LPC, and all signoffs.
- Renovating sections of a 45,00-sf warehouse in Red Hook, brought in new art studios. Added bathroom from scratch, new electric throughout the building, hallways, sprinklers, elevator.
- Oversaw a complete change-over from a funeral home to a school in Midwood, NY. Underpinned, added bulkhead, new fresh air, HVAC, sprinklers, new electric. Finalizing all sign offs and change of CO

### **Real Estate – Project Manager**

*Northside Development Group, March 2018 – June 2018*

- Brought on to help with completion of the project and a smooth transition to engineering and maintenance.
- Completed and opened up 8<sup>th</sup> floor of an occupied hotel
- Completed a rooftop pool
- Finished an extremely detailed and complex rooftop water tower/bar overlooking NYC
- Managed the engineering team, which consists of daily issues per room and property management of the building up to NYC code standards
- Sent out daily reports of all construction and engineering items

### **Real Estate – Project/Property Manager**

*Northwind Group, 2015 – 2018*

- Managed a \$3mm renovation of 35 units in a Landmarked building while navigating around RS units. Project

took 2 years and was sold for a \$14mm profit.

- Oversaw a 5 story walk up/bulkhead addition renovation. Had direct contact with the inspectors/ Architect/ Expeditor/ DHCR/ FDNY/ HPD/ DOB/ Contractors on a daily basis.
- Manage day to day responsibilities for office, retail, condo, and multi-family in New York City; which include interpersonal relationships with tenants and staff.
- Created daily, monthly and annual task lists for appropriate parties
- Owners rep/project field manager on 15 story Assisted Living gut renovation in NYC; review reqs, and kept meticulous logs of all items
- Handled quarterly reports for all investors on a 20 story renovation project in downtown Manhattan
- Bid out projects and various vendors for renovations and daily maintenance
- Oversaw the complete leasing process; including brokers, lease negotiations, move in/move out, and apartment turnover
- Learned NYC code and have kept all buildings up to NYC standards, including water towers, boilers, fire alarms, elevators etc.

#### **Real Estate - Asset Manager, Internship**

Capital Property Holdings, LLC, Jan 2015 – May 2015

- Asset Manager on a 500,000 sf office building, and a flex warehouse in Cherry Hill NJ

#### **Real Estate - Property Manager, Internship**

Iconic Capital, LLC - Management and Finance, June 2014 – Jan 2015

- Manage office, Residential, and Retail buildings in New York
- Learned how to manage build outs of office buildings

#### **Financial Advisor and Lifestyle Advisor**

*Independent Consultant, Sept 2012 – Sept 2016*

- Advise more than 4 clients on credit card spending in order to maximize overall credit, potential rewards and point accumulation
- Provide general guidelines and personalized instruction to achieve maximum savings in specific areas such as daily lifestyle habits, consumer and recreational spending

## **EDUCATION**

**New York University, School of Continuing and Professional Studies, New York, NY**

- Real Estate and Finance
- Construction Project Management
- Human Resource Management

**OSHA (Occupational Safety Health Administration)**

- OSHA 30 Hour Construction Training Course

**BOMA (Building Owners and Management Association)**

- Network of professionals involved in building ownership, management, development and leasing
- Asset Management

**Fairleigh Dickinson University, Teaneck, NJ**

- B.A. in Business, May 2008; GPA: 3.70

## **SKILLS AND INTERESTS**

- Experience with Microsoft Word, PowerPoint, Excel, and Alice
- Efficient management and leadership skills; very well organized and detail-oriented
- Excellent communicator and emotionally intelligent. Strong interpersonal skills
- Honesty and integrity is an extremely important trait to run a successful team with respect

## **References**

- Nick Monti – Senior Project Manager - 516.272.3980
- Yechiel Lehrfield – Controller - 646.761.6914
- Chesky Susman – Partner; RSK Capital LLC – 917.90.2596
- Aaron Wineberg – Owner of Made Capital – 917.755.7516