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Modrn Living Communities, LLC
June 2022- Present

This is a Build For Rent company, utilizing the most modern designs and construction methods, specially created to construct affordable and efficient single family housing for families primarily in high growth states, such as Florida, Texas, Georgia, and the Carolinas. Our website www.ModrnLiving.com demonstrates our unique approach, as well as displaying the renderings of both single family and town homes which are in high demand these days. We typically develop 100-300+ homes per site, starting in late 2024.

Parc Place Apartments
October 2018-June 2021

Tower Capital Group had recently partnered with Coastline Management Group in Hollywood, spearheaded by Eyal Mehaber, a 20+ years real estate professional and investor, which currently owns and manages in excess of 1200 apartment units in Broward and Miami Dade Counties, and Tower expanding with additional communities via this alliance and others. The team has created this combination of forces in order to grow rapidly and has recently closed on the purchase of this \$33.5M property known as Park Plaza Apartments in Miami Gardens, a 234 unit Class B asset which will be repositioned with amenities to include a beautiful swimming pool and recreation area, refreshed fitness and clubhouse center, security systems, and other features which will drive pricing and net income towards a substantial upside within the target 3-5 year holding period, one which will reflect an annual IRR in excess of double digits, when the property is exited. This multifamily property, which was previously known as Park Plaza, was purchased in late 2018 and was sold in June 2021 at a 4% cap rate, to Lynd & Co., of Houston, Texas for \$41M.

Tower Capital Group LLC
December 2015-Present

Our team purchased various office buildings, most special use or medical related, with the target to reposition and lease up the remaining available space to professional tenancy, as these uses are long term and not as lease pricing sensitive as other typical tenancies. In addition, Tower Capital Group has reconfigured and been able to analyze those buildings and properties whereby the sites have not been utilized to the fullest extent, and we identify instances prior to purchase where ownership has not researched

nor discovered the ability to add another office building, or ground lease outparcels, or additional FAR as well as adding bank or restaurant drive-thru tenants with substantially higher rents than previously attained. Under strict confidentiality and due to our partnership exit strategy, we have successfully purchased, sold, partnered, and exited various office building assets in the past three years.

Migdal Capital Group LLC
February 2009-2015

Real Estate investment vehicle and consultant company on various multifamily, hospitality and commercial assets throughout the US, including the funding, management organization, equity and debt placement, identification of turnaround and other opportunities in specific sectors of property repositioning, as well as the procurement of investors and partners into such large assets, from banks, lenders, REITs, hedge funds, and high net worth individuals. Migdal is also active in other fields, including mining, construction and commodity sales.

Atlantic International Realty Group Inc.
July 2002 to Present

Managing partner of AIR Group Inc., a real estate broker firm engaged in selling off market commercial income producing properties and land development sites to major property investors and developers. Atlantic has privately marketed and sold hundreds of millions dollars worth in transactions in the past 10 years, as a broker firm in the South Florida sub markets of Miami and Fort Lauderdale primarily. Clients include Zom, Lennar, Crescent Heights, Elad, and many other large property owners.

Isles at Lago Mar
August 2005 to September 2009

Acquired the Isles at Sawgrass, an “ A” class property, for \$61.3M, to convert 367 apartments, all one or two bedroom units, overlooking the Lago Mar Golf Resort and Lakes, in Sunrise, FL into Condominium Homes with a sellout in excess of \$95M. Now known as The Isles at Lago Mar, the property received a gorgeous renovation of the clubhouse, fitness center, landscaping and other common elements, as its curb appearance and location are first rate. Sales began in January 2006 and over 230 units had been sold and closed by July 2009, when Corus Bank was repaid in full, and by 2014 all the units were sold.

Beacon Towers
August 1996 to May 2005

Owned and managed Beacon Towers, a 5 story, 69 units, 100,000+ sf apartment building at 301 Golden Isles Dr. in Hallandale, on the Intracoastal Waterway with a marina, which was acquired for \$3.5M, and later sold to the BHG Group, for \$15M. Now known as The

Yacht Club, it had been converted into condominium units, with a sellout of over \$25M, after \$5M+ improvements expenditure.

Lakeview Apartments

May 2003 to January 2005

Owned, managed and later sold Lakeview Apartments, a 3 story, 30 units, 30,000 sf apartment building on the Intracoastal Waterway, at 2100 Diana Drive, Hallandale with a marina, which was acquired for \$3.3M. The property was converted into condominiums, and the units sold out for over \$7.5M including the boat slips, in under 30 days.

Agency Brokerage Corp.

May 1995 to December 2000

Owned and managed Agency Brokerage Corp., a property and casualty insurance business which specialized in serving the real estate industry, hoteliers, and condominium converters. The clients included Crescent Heights of America, The Ireland Company, South Beach Hotel Specialists, RK Associates, and other large property owners both in South Florida and across the country.

EIG Financial Group

March 1990 to April 1995

Partner in EIG Financial Group, real estate, investment, and insurance services firm that was founded by Sy Eisenberg, former Miami Beach Commissioner and Finance Director for the Florida Democratic Party. Serviced many prominent clients and corporations from the US and overseas in various businesses. Our policies and services provided included underwriting of general liability and property coverages, specialized bonding, worker's compensation, and risk management with loss control services.

Beach Cove Resort Hotel

September 1979 to December 1989

Owned and managed the Beach Cove Resort Hotel on Miami Beach, an oceanfront property which was acquired before the upsurge in values and was eventually sold to the City of Sunny Isles and redeveloped into a recreation facility. The property included a restaurant and night club, and was quite famous as a local venue before being sold.

Seabrook Hotel

July 1977 to October 1985

Owned and managed the Seabrook Hotel Resort and Apartments at 9401 Collins Ave., Bal Harbour, a 110 unit oceanfront property which was redeveloped recently into the magnificent Azure, a condominium project in excess of \$90M.

Harmony Brokers Ltd.

December 1975 to March 1983

Established and grew personal lines and commercial underwriting agency into one of the

largest providers of automobile and business insurance in the Greater New York City area.

Sutz & Sutz, Inc.

May 1973 to December 1975

Managed the general agency and policywriting department of the largest independent personal lines agency in the US, underwriting carriers including Aetna Casualty & Surety, Travelers, Hartford, and others.

Licensed Insurance Agent/Broker in NY in 1973

Licensed Insurance Agent/Broker in Florida in 1996

Licensed Real Estate Agent in NY in 1978

Licensed Real Estate Agent in Florida in 2002

Presently associated with Atlantic International Realty Group Inc. Jupiter, Florida

Brooklyn College, City University of NY