

Christopher Zackschewski, LCAM, CPM

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PERSONAL QUALIFICATIONS

Senior Portfolio/Asset Manager with extensive and practical executive level property management, sales and acquisition, and leasing background with over 15 years of versatile and extensive experience in diverse industries and market segments including Real Estate, Operations, Marketing, and Retail. Proficient management of multimillion-dollar concurrent projects while driving decisions that enhance the value of the portfolio. Developed a keen ability to think abstractly while synthesizing information details. Recognized for enhancing bottom-line profitability through cost control, cultivating high-margin opportunities, and improving business processes. Developed strategic and operational plans for the work group, managed execution, and measured results. Demonstrated leadership success with individuals at all levels and continuous process improvement initiatives. Identified and communicated key responsibilities and practices to ensure the immediate team of direct reports and promote a successful attitude, confidence in leadership, and teamwork to achieve business results. Highly successful in building vendor/client and broker relationships that drive cost reduction and margin increases. Provided partners with coaching, feedback, and developmental opportunities and build effective teams. Exceptional organizational, communication, problem solving, team building, leadership, and conflict management abilities.

EDUCATION

Baruch College

Zicklin School of Business

Bachelor of Science in Business Administration

New York, NY

September 2011

3.8 G.P.A

PROFESSIONAL EXPERIENCE

Colliers International

Commercial Senior Portfolio Manager

Miami, FL

November 2018 to Present

- Colliers acquired CREC in November 2018, as a result I remain in the same capacity.

BOMA International

T.O.B.Y Awards Judge

Miami, FL

November 2017 to Present

- Develop criteria for property evaluations.
- Conduct property inspections and evaluate properties based on the developed criteria.
- Review property financials, standard operating procedures, emergency response manuals, and maintenance/preventative maintenance programs.
- Designate winning property for international, regional, and state levels and present with the official designation of “The Outstanding Building of the Year Award” for the corresponding year.

Continental Real Estate Companies (CREC)

Commercial Senior Portfolio Manager

Miami, FL

May 2015 to November 2018

- Received Nationally accredited 2018 Manager of the Year designation from Zurich (The World’s 91st largest public company and the largest Insurance Company in the world).
- Client base includes Greenstreet Real Estate Partners, Zurich (ZAAM), LKS Associates, Loeb Partners, and Swire Properties (\$1,000,000,000 development of Brickell Key and the largest private sector construction in Miami with the \$1,005,000,000 shopping and mixed-use project, Brickell City Centre and owner of the Mandarin Oriental brand).
- Partnered with CBRE & the CREC team for the successful sale of 2121 Ponce de Leon for a record sale of \$57,500,000.
- Develop a broker and operational strategy across all channels.
- Monitor broker contractual terms and ensures pay for performance.
- Portfolio consists of Brickell City Centre, 700 Brickell Ave., 799 Brickell Ave., 2121 & 2115 Ponce de Leon Blvd., and Kendall Value Center.
- Administer over \$40,000,000 in income, over \$30,000,000 in operating expenses, and roughly \$10,000,000 in capital expenses.
- Increase net operating income by 80% aggregate throughout the portfolio.
- Discovered additional \$180,000 per annum in addition NOI for 2121 Ponce parking garage.

- Conducted 2017 BOMA standard measurement of 2121 Ponce building resulting in roughly 8,000 sqft increase with a \$3,000,000 value added.
- Reduce operating expenses by 18% aggregate throughout the portfolio.
- Generate almost \$2,000,000 in management fees with a 15% increase in 3 years.
- Generate more than \$100,000 in construction management fees with a 100% increase in 3 years.

Serene Scenes Inc.

Miami, FL

CEO & President

July 2012 to May 2015

- Manage roughly half a million square feet of commercial space comprised of industrial, flex, and office stand alone facilities with roughly 30 tenants in 8 multi-site buildings in South Florida.
- Review and approve property related invoices.
- Ensure property and lease files are accurately maintained and kept up to date.
- Implement effective strategies to reduce harmful impact on the environment and achieve economic benefits.
- Administer lease negotiations and develop third part broker relationships.
- Conduct periodic inspections of the property and tenant spaces.
- Ensure common areas and amenities of the building are well maintained.

PS Business Parks

Miami, FL

Commercial Portfolio Manager

December 2013 to September 2014

- Lead the successful efforts of the installation of 1 two-faced digital media billboard and 1 two-faced spectacular billboard. Both were 14x48 located along side of the Palmetto visible on both South and North bound lanes of the Palmetto. Generates roughly \$120,000 of additional residual annual income with the opportunity to install one more board.
- Lead the successful acquisition of 2323 NW 82nd Avenue, roughly 150,000 square feet (Old Aero Turbine Building). Cap rate of roughly 8%.
- President of MICC Association.
- Manage six million square feet of commercial space comprised of office, industrial, flex, and retail space with over six hundred tenants in 53 multi-site buildings in Doral, Boca Raton, and Wellington.
- Increase net operating income by 3.6% annually.
- Reduce operating expenses by 2% annually and transaction costs by 1% annually.
- Manage monthly accounts receivable of \$4,600,000 with an average of 99% collection on months end.
- Establish business plan and goals for each broker while creating and maintaining positive working relationships and promote Broker events, trainings, and other initiatives to Brokers.
- Coordinate and supervise make ready's, tenant improvement's, and capital projects.
- Prepare annual property budget and monthly reports on the financial performance of the property.
- Supervise five supporting role employees and maintenance crew of three.

Pantheon Properties LLC

New York, NY

Commercial Property Manager

November 2009 to December 2013

- Begin the successful sale of 1500 & 1400 Rahway.
- Manage over three million square feet of commercial space comprised of office, industrial, flex, and retail space with over two hundred tenants in 22 multi-site buildings in New Jersey and New York.
- Increase net operating income by 2% annually.
- Reduce operating expenses by 1.5% annually and transaction costs by 1% annually.
- Insure that the daily log of tenant requests is reviewed and remedial actions taken as well as follow up for satisfaction.
- CAM Reconciliations, environmental remediation, permitting and approvals.
- Develop effective reporting, training, score carding, and evaluation criteria and process for the management of the 3rd party Sales Agencies and Brokers.
- Proficient in cost effective methods such as energy efficient retrofits and minimization of operating costs while increasing NOI.

- Supervise maintenance crew of three and review and approve payroll.
- Marketed available space through various channels of media (CoStar, LoopNet, & CityFeet).
- Supervise and coordinate all construction work to ensure that all alterations are performed in accordance with building standards and local code requirements.

Van Wagner Communications

Operations Manager

Long Island City, NY

September 2007 to October 2009

- Managed the day to day operations of the NY, LA, Chicago, DC, Miami, and Boston markets and properties including all phases of maintenance for buildings, grounds and on-site equipment through the direct supervision of maintenance supervisors and outside contractors, ensuring that properties are maintained in accordance with company standards and maintenance agreements.
- Researched and negotiated real estate locations for erection of billboards and work on special projects such as US Open, Time Warner Center, Prudential Center, and Yankee Stadium.
- Developed and maintained common area maintenance budget for assigned properties and operated within budget constraints.
- Prepared and monitored variance reports to identify reimbursable charges and recommended budget revisions.
- Scheduled daily operation crew of roughly 25 employees for billboard and kiosk departments
- Identified property maintenance requirements, solicited and reviewed bids from contractors and negotiated maintenance contracts.

LICENSES AND CERTIFICATES

- **Commercial Property Management Certificate** from Pace University; CERT#M09687; April 2013
- **Florida State Real Estate Salesperson License**; LIC#SL3313243; December 2014
- **Florida State Notary Public License**; LIC#1400390; May 2014
- **Florida State CAM License**, LIC#CAM44920; April 2015
- **Certificate of Minimizing Business Interruptions in Commercial Buildings**; February 2017
- **Certification of CPR & AED Training**; February 2017
- **New York State Real Estate Salesperson License**; LIC#10401254643; October 2013
- **New York State Notary Public License**; LIC#O1ZA6258364; March 2012
- **Fundamentals of Property Management Certificate** from Pace University; CERT#M09688; April 2013
- **Landlord / Tenant Law Certificate** from Pace University; CERT#M10553; April 2013
- **Residential / Private Income Property Management Certificate** from Pace University; CERT#M09686; April 2013
- **Real Estate Economics Certificate** from Pace University; CERT#M10554; April 2013

LEADERSHIP AND ACTIVITIES

- Member of Institute of Real Estate Management – Chapter 19 December 2013 to Present
- National Association of Realtors November 2009 to Present
- Building Owners and Managers Association May 2014 to Present
- T.O.B.Y. Awards Judge November 2017 to Present
- Downtown Development Authority January 2018 to Present
- Coral Gables Chamber of Commerce January 2018 to Present
- Latin Builders Association December 2014 to Present

COMPUTER SKILLS

- **Microsoft Office** (Excel, Word, PowerPoint, Outlook, Project and Access), **QuickBooks** (2008-2014), **MRI, Kardin, Yardi** (Voyager), **CoStar, MRI Workspeed, Building Engines, Nexus, Yardi Marketplace, Adobe** (Photoshop, Reader, and Acrobat), **Nitro, MAC, PC, and Internet.**

LANGUAGES

- English
- Spanish