

RAFAEL VIVAS RUIZ

Mobile (312) 582 – 9536

Email: rv284@cornell.edu

EDUCATION

CORNELL UNIVERSITY, Ithaca, NY

May 2018

Master's in real estate, Finance and Investments

Teaching assistant for Principles of Real Estate and Real Estate Development

UNIVERSITY OF LOS ANDES, Bogotá DC - Colombia

March 2011

Bachelor of Science in Engineering

PROFESSIONAL EXPERIENCE

ABACUS REAL ESTATE

July 2018 - Present

Real Estate Private Equity Associate

A private equity firm that develops and manages institutional-quality commercial real estate in Colombia.

- Managed a portfolio that includes hotels, offices, and retail.
- Coordinated and completed Quarterly and Annual Investment Reviews and valuations, including the formulation of investment recommendations.
- Partners with Facilities Manager, Properties Managers, and Hotels Managers to create and maintain a comprehensive asset management strategy for each property.
- Worked with partners, fiduciaries and third parties to make necessary business decisions regarding the asset.

PALADIN REALTY PARTNERS LLC

June 2017 - August 2017

Real Estate Private Equity Intern

A private equity firm focused on institutional-quality real estate investments in Latin America.

- Worked closely with the investment director identifying potential investments in the region
- Assisted the investment director in relations with brokers, partners, consultants, attorneys, and transactions counterparties
- Compiled due diligence material and prepared investment committee memos
- Led a new project to develop a rental housing platform in the Andean Region and a new joint venture process with a local developer

INVERSIONES GUANATA SAS

June 2014 - July 2016

New Business Manager

A family-owned real estate investment and development firm with a 2 million sq. ft. portfolio under management.

- Executed asset management strategies and plans for the real estate portfolio
- Structured, negotiated and closed real estate investments
- Supported the planning and design of a shopping center portfolio in suburban areas
- Led the acquisition of 750 acres of land in Cartagena to develop a master plan of a 4 million sq. ft. mixed-use development

CARVAJAL SA

January 2012 - June 2014

Strategic Planning Analyst

A Colombia-based, billion-dollar multi-latin company that offers products and services across the Americas.

- Served both local and international business units in eight different Latin American countries
- Conducted investment analysis, and due diligence of potential acquisitions
- Representative transaction: Evolvere Capital's acquisition of Carvajal Local Media business for \$67.5 million USD

ADDITIONAL INFORMATION

Languages: Fluent in English and Spanish, and proficient in Portuguese

Technology: Advance Excel Financial Modeling and Argus Enterprise

Affiliations: Cornell Associate Real Estate Council (Vice President)-Latin American Business Association (Member)

Other: San Mauricio Foundation (Volunteer), Sussex Polo Club (Professional Polo Player)

PUBLICATIONS

Rental Housing in Bogotá, Colombia: Challenges and opportunities for creating more multifamily properties.
Cornell Real Estate Review. Vol.16 (2018)