

REAL ESTATE FUND MANAGER · AUTHOR · PODCAST HOST

MIKE ZLOTNIK

Helping high earners build predictable passive income through disciplined commercial real estate investing.

CEO, TF Management Group LLC | Host, The Big Mike Fund Podcast

25+ yrs

investing in real estate since 2000

1,600+

real estate transactions

~1,000

investors served

3 cycles

GFC, COVID & the 2022 rate shock

ABOUT MIKE

Mike "Big Mike" Zlotnik has invested in real estate since 2000 and has run funds full time since 2009, guiding investors through the GFC recovery, COVID, and the 2022 rate shock. Trained in mathematics, with a 15-year tech career and a passion for chess, he takes a data-driven approach to risk and return. Author of *How to Choose a Smart Real Estate Investment Fund* and *The Investor's Endgame*; frequent industry speaker and mastermind member.

INTERVIEW TOPICS

-  **Investing vs. Speculation: How Smart Investors Make Better Decisions**
-  **Where Are We in the Real Estate Cycle, and What Comes Next?**
-  **Building Predictable Passive Income in a Volatile Economy**
-  **The Chess Master's Approach: Strategy, Risk & Patience**
-  **The Tax Advantage Most High Earners Are Ignoring**



SUGGESTED QUESTIONS

THE MARKET RIGHT NOW

- 01** CRE values are still below 2022 peaks and volume is low. Is this the moment contrarians have been waiting for?
- 02** How is 100% bonus depreciation reshaping the economy and CRE investing, and what are the biggest headwinds ahead?

MIKE'S STORY

- 03** You left tech in 2009 to bet on real estate during the worst crisis in modern history. What did you see that others missed?
- 04** You've managed funds through the GFC recovery, COVID, and the 2022 rate spike. What almost broke you, and what did you learn?
- 05** You talk openly about deals that go wrong. Why do most fund managers go quiet, and what do you do differently?

FOR YOUR LISTENERS

- 06** Most doctors, engineers, and tech executives put money in a 401(k) and hope for the best. What are they missing?
- 07** Someone has \$200,000 to invest outside the stock market. What should they know before investing a single dollar?
- 08** What does a bad fund manager actually look like, and how can a first-time investor spot one before it's too late?
- 09** Your book is *The Investor's Endgame*. In chess, that's where most players lose. What's the investor's equivalent?

BOOK MIKE FOR YOUR SHOW

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