

**STRUCTURES AWARDS**

**DEALMAKER OF THE YEAR: FINALISTS**

**YAMAL YIDIOS**

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Ytech International has invested in, developed and redeveloped more than 7,000 residential units in the southeastern U.S. over the past decade – an effort that has involved more than \$1 billion in capital. The company’s current portfolio consists of 3,300 multifamily apartment units in South Florida and Texas, as well as single-family home subdivisions, retail assets, class A and B office space, and an ownership interest in a 2.24-acre parcel in downtown Miami with entitlements to build 1,120 residential units in a mixed-use development.

Behind it all has been Yamal Yidios. Over the past decade, he has created a team of 150 employees focused on a self-sustaining culture of a long-term, risk-conscious approach to investment.

“Most importantly, we have created a comfortable environment where everyone works well together and all employees share a common goal and vision,” he says.

It’s also advantageous that Yidios and his company plan beyond the here and now. As part of his long-term approach, he consistently seeks competitive advantages by closely monitoring market and investment trends in the real estate industry. When a decision is made, Yidios executes to take advantage of cash flow, improve



properties over time, and extract intrinsic value.

Among his recent successes have been the Grand Beach Apartment assemblage, a 180-unit, garden-style community encompassing 22 buildings in the North Beach section of Miami Beach. Though fraught with challenges, this acquisition represents a collection of contiguous properties that took more than 15 years to assemble – and makes Ytech the largest property owner in North Beach.

Next up: the acquisition of undervalued properties, a boutique high-end condominium development, and a strategic land assemblage for future development. Ytech will invest \$2 billion in capital over the next five years and double the size of its current real estate portfolio through value-oriented and risk-conscious investments.