

# Ted Semeniuta

Legal

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## PROFILE

I am a seasoned real estate professional and licensed attorney with broad experience across the industry. I have a proven track record of success in developing, investing in, and managing real estate projects across multiple states, including California, Oregon, and Michigan, among others. I have led the development and investment in multifamily properties, including ground-up construction and successful rehab projects. I have experience in the full development cycle project management from site acquisition to zoning and plan check, working with architects and general contractors, and lease-up.

## KEY SKILLS

- ✓ Strong sales, negotiation, and communication skills
- ✓ Rehabilitation of underperforming assets
- ✓ Tax planning, contracts, and legal background with over a decade of experience
- ✓ Financial analysis, consulting, and public accounting expertise
- ✓ Local and national market expertise
- ✓ Ability to work with municipalities and key stakeholders on multiple jurisdictions
- ✓ International and cross border investment and transactional experience to help source right investment partners and structures
- ✓ Fluent Russian speaker

## PROFESSIONAL AFFILIATIONS & PRACTICE

- Member – UCLA Real Estate Alumni Group
- Member – The State Bar of California
- Former member – Young Tax Lawyers of Los Angeles County, former president

## EDUCATION & EXPERIENCE

2023 – Present  
Vice President of Legal - Commercial Real Estate – RSFLA, Inc.

2017 – Present  
Partner - Hedrick Ventures, multifamily ground up development

2017 – 2022  
Partner – Compassionate Adventures, multifamily rehabilitation

2010 – 2012 / 2020 – 2022  
Vice President of Sales – Grandis Titanium

2013 – Present  
Co-founder – Worldwide West, Aqua Farm developer and operator in Vietnam

2008 – 2016  
International Tax Manager – KPMG, Deloitte, and RSM

2008 Loyola Law School, LL.M – Masters of Tax Law  
2007 Loyola Law School, Juris Doctor  
2004 UCLA, Economics and Accounting  
2019 University of Chicago, Booth, Private Wealth Certification

## NOTABLE TRANSACTIONS

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- Full cycle development as owner, multifamily – 19 units – Portland, OR
- Multifamily leasing as owner – Portland, OR – leased up to 97% occupancy a new building coming online in February 2020, at the start of COVID
- Multifamily sales – Portland, OR
- Full cycle development as owner, multifamily – 27 units – Portland, OR
- Residential leasing and rehab – Santa Monica, CA
- Fundraising for \$100 million private equity fund providing bridge loans for commercial and multifamily rehab and improvement projects - Nationwide
- Multifamily rehabilitation and leasing – 60+ doors owned and managed simultaneously - Bay City, MI
- Multifamily rehabilitation and leasing – 35+ doors owned and managed simultaneously - Saginaw, MI
- Ground up construction and operations as owner – Aquaculture farm – Vietnam
- Tax planning for investment in historic mixed use property – Singapore

## SELECTED CLIENTS

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- CIM Group
- CBRE
- CBRE Investors
- Kennedy Wilson
- AMGEN
- Hankey Group
- Mattel
- Kendall-Jackson Wines
- LNG MGMT
- Live Nation
- Las Vegas Sands
- Boeing
- Calvin Harris
- Allegiant Airlines
- Siemens
- Sierra Peak Investments
- Equity West Capital Partners