



MIKE ZLOTNIK

CEO of TF Management Group LLC
Host of The Big Mike Fund Podcast

Mike Zlotnik, widely known as “Big Mike,” is the CEO of TF Management Group LLC. A passive real estate investor since 2000 and a full-time fund manager since 2009, Mike brings over two decades of experience in navigating both bull and bear markets.

With a background in mathematics, a passion for chess, and a 15-year career in technology, Mike takes a data-driven, analytical approach to evaluating investment opportunities—focusing on risk management and return optimization.

As a longtime member of top-tier real estate mastermind groups, a frequent speaker at industry events, and the host of The Big Mike Fund Podcast, Mike is recognized for his insightful, real-world perspectives on alternative investing. He is also the author of How to Choose a Smart Real Estate Investment Fund.



INTERVIEW TOPICS

- The Rise of Mezzanine Financing in a Tight Credit Market
- Debt vs. Equity in 2025: Structuring Deals Amid High Rates
- Powerful Tax Strategies for Real Estate Investors in 2025
- Where Are We in the Real Estate Cycle?
- Building Predictable Passive Income During Economic Volatility

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SUGGESTED QUESTIONS

Macroeconomic:

- What is your current outlook on the economy?
- How is the BBB expected to impact the economy, in particular commercial real estate?
- What are the biggest headwinds and risks you see for the market and economic growth?

Real Estate:

- How are “higher for longer” interest rates reshaping real estate deal structures?
- What does a “deep value buy” deal look like in today’s market?
- Why is mezzanine financing gaining traction in a capital-constrained environment?
- How should investors approach the debt vs. equity decision in this climate?
- Which asset classes—multifamily, industrial, office, or retail—are best positioned for growth in the current cycle?
- How can investors build predictable passive income during periods of economic volatility?
- What tax-saving strategies are most important for real estate investors today?
- How has your strategy evolved in response to inflation and tighter credit conditions?
- What red flags should investors watch for when evaluating syndications or real estate funds?
- Where do you believe we are in the current real estate cycle—and what comes next?
- What’s your approach to finding deals with asymmetric return vs. risk potential?