

Mr. Satish S. Lathi, Managing Partner

B.S. Civil Engineering, M.I.T 1988

M.S Real Estate, Georgia State University, 1992

MBA J.L Kellogg Graduate School of Management, Northwestern Univ. 1993

Background and History

Mr. Lathi brings over 21 years of experience in construction and development. After receiving his BS in Civil Engineering from MIT, Mr. Lathi entered the construction industry with Winter Construction, one of the top 20 commercial general contractors in Atlanta, and one of the top 400 in the Country as ranked by Engineering News Record (ENR). While at Winter Construction, Mr. Lathi gained experience in many functional areas of the construction business including estimating and project management. While working at Winter, Mr. Lathi completed a Masters of Science in Real Estate at Georgia State University, concentrating in Finance and Development.

After five years working at Winter Construction, Mr. Lathi entered the MBA program at the J.L. Kellogg Graduate School of Business at Northwestern University. Upon completing this full time program with a concentration in marketing and finance, Mr. Lathi returned to Winter Construction as a Division Manager. Mr. Lathi worked at Winter Construction for a total of 10 years eventually starting new offices in Orlando and Tampa and rising to the level of Partner and President of Winter Construction Florida. During his time at Winter, Mr. Lathi completed a broad spectrum of new construction and renovation project ranging from \$25,000 to over \$35 million across all product segments, including office, retail, hospitality, residential, municipal, medical and tenant interiors. During his 10 years at Winter, Mr. Lathi oversaw the successful completion of projects with an aggregate value in excess of \$350 million.

In 1998 Mr. Lathi entered into a partnership forming Southeast Capital Partners with the objective of developing multifamily projects. Over 7 years at Southeast Capital Partners, Mr. Lathi was responsible for the development of 1,889 apartments, condominiums and townhomes with an aggregate value in excess of \$420 million. Projects completed include high rise condominiums, mid-rise condominiums, townhomes, garden apartments, midrise apartments, seniors apartments, and affordable apartments, many of which included a mixed use component.

In 2006, sensing a coming downturn in the residential market, Mr. Lathi curtailed his residential development and became a Partner at Dewberry Capital, with the objective of building a team to focus on urban infill mixed use projects. Mr. Lathi oversaw all development. During his three years at Dewberry, Mr. Lathi oversaw the completion of a 300,000 speculative office building and negotiated the 175,000 sf lease with INVESCO, the anchor tenant. This a lease with an aggregate value in excess of \$120 million was recognized as the 2008 Office Deal of the Year. In addition, Mr. Lathi oversaw all pre development for the various projects that Dewberry was pursuing as well as approximately \$10 million in renovations and tenant improvement projects.

Mr. Lathi formed Live Oak Partners in 2009 to focus on the acquisition and development of residential, hospitality and mixed use projects.