

## Tradition of Excellence Award Recipient



**Nicki Livanos** is Director of Real Estate Investments for Equitable Financial Life Insurance Company, working within the Chief Investment Office, where she has held investment positions for over 30 years.

She has been head of the real estate and mortgage portfolios for over 10 years which consists of over \$20 billion in AUM, overseeing the commercial mortgage loans, both traditional and high yield, owned real estate, limited partnerships, CMBS, REIT stocks and agricultural loans. Nicki is responsible for developing and implementing investment strategies, as well as, evaluating investment opportunities for the General Account. She also coordinates and implements capital markets strategies related to the real estate and mortgage portfolios. She has executed acquisition and disposition strategies for equity real estate, as well as mortgage holdings and was responsible for reengineering the commercial mortgage lending program, which originates approximately \$2-4 billion annually.

Nicki is the current Chairwoman of the Times Square Alliance. Founded in 1992, the Times Square Alliance, a 501(c)(3), works to improve and promote Times Square — cultivating the creativity, energy and edge that have made the area an icon of entertainment, culture, and urban life for over a century.

In addition to her role with the Alliance, Nicki is a member of the advisory board of BKM Capital Partners and has been a member of the Real Estate Board of New York (REBNY); the Urban Land Institute – the oldest and largest network of cross-disciplinary real estate and land use experts in the world; the National Association of REIT (NAREIT) – the worldwide representative voice for REITs and publicly traded real estate companies with an interest in U.S. real estate and capital markets; and the CRE Financial Council.

Nicki holds an M.B.A. in Finance and International Business from Fordham University, New York City, and a B.A. in Economics from Manhattanville College, Purchase, NY.