

Yoshimitzu Calderón

Director of Administration & Finance

Civil Engineer · PMP® · MAF EGADE in progress

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SUMMARY

Civil Engineer with PMP® certification and 12+ years in real estate development, construction, and renewable energy; pursuing a Master in Finance at EGADE. Currently Director of Administration & Finance at Red Oak Ventures (Tijuana), structuring SPVs, trusts, and bank financing (USD \$74M+) and running the financial accounting of a 5-project portfolio totaling USD \$115M+. In parallel, as Project Director, leads a premium high-rise residential (189 units, USD \$54M), with early AI adoption in financial and project operations.

EXPERIENCE

Red Oak Ventures — Director of Administration & Finance

Jul/24 - Present · Tijuana, BC, MX

Real estate developer founded in 2020 by two former Ernst & Young executive partners. 14-person team specialized in structuring, financing, and execution.

- Structure SPVs and trusts to protect investor capital and unlock bank financing.
- Secure USD \$74M+ in debt with 5 banks (USD \$38.3M secured via term sheet; remainder in progress) across 3 industrial and 2 residential projects.
- Manage USD \$115M+ in aggregate budget across 5 projects.
- Run capital calls across the 5 projects (hard + soft cost): industrial USD \$3.38M · vertical residential USD \$4.11M.
- Report project financial accounting directly to the 2 family offices' investment manager.
- Build a proprietary in-house ERP for contract and budget control, self-hosted on own domain (erp.ycm360.com); automate workflows with N8N.
- Build an Obsidian "second brain" queryable by an LLM that centralizes the entire operational memory (project briefs, meetings, contracts, permits, collections, trusts, PF/PM files), refined over 300+ prompt iterations.
- Build 33 specialized AI agents, one per real estate development discipline (acoustics, structures, façades, HVAC, trusts, permits, valuation, and more).
- Implement administrative processes.
- Lead a team of accountant, lawyer, and procedures officer.

Red Oak Ventures — Project Director — Premium residential

Mar/23 - Present · Tijuana, BC, MX

- Manage all project-management areas (scope, schedule, budget, quality, risk, procurement, and stakeholders) for a premium high-rise residential in Tijuana's Zona Dorada: 189 units · 36,600 m² · 2 towers (88 m and 55 m).
- Oversee a USD \$54M budget with end-to-end contract and vendor control.
- Coordinate teams across 8+ cities in 4 countries (architects, engineers, contractors).
- Report progress to investors in quarterly board meetings.

Red Oak Ventures — Director of Real Estate Development

Aug/22 - Jul/24 · Tijuana, BC, MX

- Supervised 6 projects (111k+ m²): 3 residential + 3 industrial.
- Led 4 PMs, a marketing manager, and a construction manager directly.
- Drove bidding, contracting, and scope execution.
- Coached junior PMs in real estate development practices.

Loma Desarrollos — Project Administration Manager

Oct/19 - Jul/22 · Tijuana, BC, MX

Real estate developer founded in 1994. 110+ professionals, 50+ projects across 9+ states.

- Managed the USD \$63M budget of a mixed-use development (USD \$42.5M shopping center + USD \$20.5M medical tower), including hard and soft costs.
- Coordinated multidisciplinary teams: finance, legal, sales, construction, permits, and operations.
- Implemented Capi (budget control + CRM for the medical tower).
- Administered and monitored IRR/ROI financial models + cash flow + credit documentation.
- Earned a promotion offer to lead the full project portfolio.

G+G Proyectos — Administrative Coordinator

Apr/18 - Oct/19 · San Pedro Garza García, NL, MX

- Oversaw CapEx and OpEx controls across 14 construction/maintenance projects for Logrand Group casinos.
- Processed payments, change orders, and administrative closeouts.
- Optimized tools for payment tracking, inventory, and time cards.

Smart Energy Solution — Project Manager

Jul/16 - Jan/18 · Piedras Negras, COA, MX

- Directed the development of 10 photovoltaic systems (grid-tied + standalone) across all phases.
- Managed FIDE certification to access private financing.
- Established a strategic partnership with the region's largest home improvement chain.
- Built a parametric Excel generating 64 simultaneous proposals.

JG Inmobiliaria del Sur — Project Manager Jr.

Aug/15 - Jul/16 · San Jacinto Amilpas, OAX, MX

- Managed a USD \$1.4M budget across 8 projects for 3 government agencies.
- Coordinated a team of 2 architects, 2 engineers, and 2 interns.
- Led 6 public bidding processes.
- Executed 4 rehabilitations (clinic + schools) and 4 new builds (bridge, drainage, school, 7,400 m² eco-flooring).

Voltrak — Project Manager Jr.

Sep/14 - Aug/15 · Monterrey, NL, MX

Electrical engineering company within Xignux Group. 500+ professionals.

- Managed 7 EPC projects (each > USD \$5M; total budget USD \$48M).
- Executed high-voltage (3 substations + 31+ km lines), medium-voltage (BBVA Stadium + Kia Motors), and low-voltage systems.
- Facilitated kickoff meetings and war rooms for effective communication.
- Administered integrated change control with the client.

ACSA — Administrative Coordinator

Mar/14 - Sep/14 · San Pedro Garza García, NL, MX

Managed scope and cost of 5 simultaneous projects via Neodata ERP.
Coordinated with Procurement, Costs, Design, Accounting, and IT.
Prepared investor progress presentations for the Montemorelos shopping center.

JG Inmobiliaria del Sur — Resident Engineering Assistant

Jun/13 - Aug/13 · San Jacinto Amilpas, OAX, MX

Conducted field surveys and payment estimates for the rehabilitation of 2 health centers.

D4 Reality — Instructor

Aug/12 - Aug/14 · Monterrey, NL, MX

Taught 16-hour courses on AutoCAD, MS Project, Neodata PU, and STAAD Pro to 1-5 person groups.

PORTFOLIO · RED OAK VENTURES

EV · Premium residential — High-rise · Zona Dorada, Tijuana · 189 units · USD \$54M · 36,600 m² · 2 towers (88/55 m)

NLT · Vertical residential — Stage 3 · La Mesa, Tijuana · mid segment · 245 units · 38,000 m² · 2 towers, 11 floors

SH · Showroom — Showroom for EV and NLT · Tijuana · 420 m² · Investment +USD \$1.5M

AR · Industrial park — Querétaro · hold + for sale · 11 income lots (rent roll MXN 1.22M) + 10 for sale (~USD \$1M/lot)

A1 · Speculative warehouse — Speculative industrial · Querétaro · 8,000 m² · up to 8 modules

A2 · Built-to-Suit — Industrial Built-to-Suit · Querétaro · ≈10,000 m² · 10-year lease

EDUCATION

Master in Finance (MAF)

EGADE Business School — Tec de Monterrey

Sep/25 - In progress · Executive online/hybrid · Cumulative GPA 94/100 · 25% Talent Scholarship

B.Sc. Civil Engineering

Instituto Tecnológico y de Estudios Superiores de Monterrey

Aug/07 - Dec/13 · Monterrey Campus · GPA 88/100 · EGEL outstanding · 60% merit scholarship

CERTIFICATIONS

2022 Harvard Business School Online CORE Program

2019 Project Management Professional (PMP®)

2017 Photovoltaic System Installation (EC0586)

COURSES

2026 TaxPay · SAT Annual Tax Return Workshop 2025

2025 Build Your App with AI

2025 Kommo + N8N · Automation for Business

2025 Roco PS · AI Video (VEO 3)

2024 Advanced Tax Planning

2024 GMAT Prep — Manhattan Prep

2024 Responsible Construction Manager (DRO)

2022 Disciplined Agile (DA)

2020 Revit — Architectural, Structural & MEP

SKILLS

Project Management: MS Project · Clickup · MS Office · G Suite · Smartsheet

CAD / BIM / Design: AutoCAD · Civil 3D · Revit · Sketchup · Photoshop

Costs / ERP: Neodata PU · Neodata ERP · Opus · Capi · STAAD Pro

AI & Automation: Claude Code · Vibe coding (Cursor · GitHub · Vercel) · AI agents (OpenClaw · Hermes) · LLMs (Claude · Gemini · Kimi K2.5 · ChatGPT · Deepseek) · Fireflies.ai · Self-hosted infra on own server (N8N · Supabase) · Custom AI ERP

AFFILIATIONS

2025 Vice President · Asoc. Ex-A-Tec San Diego — Tijuana

2024 Tijuana Civil Engineers Association

2024 Asociación Ex-A-Tec San Diego — Tijuana

2023 ULI San Diego — Tijuana · Young Leaders Group

2018 PMI Nuevo León Chapter

2010 FECOAH (Coahuila Student Federation) · Mexico Action Coordinator (CAM)

LANGUAGES

Spanish Native

English TOEFL iBT 92

French A1