

**Office Address**

Shadowbend Office Park  
150 W. Shadowbend Avenue  
Suite 400  
Friendswood, TX 77546

**Mobile Phone**

(832) 814-6793

**Email Address**

sm@themishragroup.com

**LinkedIn**

[Click to Visit](#)

**Education**

The University of Texas at  
Austin (McCombs School) -  
BBA, Finance & Pre-law

- Phi Kappa Psi Fraternity

## SHIV K. MISHRA

### ASSOCIATE, ACQUISITIONS & ASSET MANAGEMENT

**Shiv K. Mishra** is responsible for executing and overseeing acquisition and dispositions activities on behalf of the firm and assists in the asset management of the firm's holdings, specifically relating to asset performance and valuation.

Since 2017, Shiv has worked at the Houston-based and privately held commercial real estate investment and management firm that his father formed more than 20 years ago, in 1997. Going back as early as his high school years, Shiv has been involved in commercial real estate transactions with some of the most complex commercial real estate lenders, real estate investment trusts, and other private institutional-level buyers and sellers.

Since that time, he has participated in the successful negotiation and execution of approximately \$125 million in commercial real estate transactions. Shiv's previous assignments range the full spectrum of acquisitions, dispositions, debt placement, and leasing:

- Acquisition and financing of a \$14.5 million retail shopping center in Dickinson, Texas
- Acquisition & financing of a \$12 million retail shopping center in Webster, Texas
- Acquisition & financing of a \$7 million flex/industrial business center in Webster, Texas
- Acquisition & financing of a \$6 million retail shopping center in Friendswood, Texas
- Acquisition & financing of a \$6 million retail shopping center in Seabrook, Texas
- Disposition of a \$4 million retail shopping center in Houston, Texas
- Negotiation & execution of a \$5 million lease with Texas' largest liquor retailer in Seabrook, Texas
- Negotiation & execution of a \$5 million lease with a regional medical provider in Friendswood, Texas

Shiv's favorite part in the cycle of commercial property investment is the acquisition phase. To him, there is a certain level of enjoyment in navigating the various challenges relating to the negotiation and execution of purchasing commercial property. Shiv works best in team environments and enjoys the extent of character and personality that comes forward in collaborating with peers in negotiating and executing the acquisition. Subsequently, and at such a relatively young age, Shiv has developed strong professional and personal relationships with some of Houston's most reputable and well-respected commercial real estate professionals.

Beyond his responsibilities of overseeing and managing the firm's acquisition and disposition activities, Shiv also assists in the asset management of the firm's commercial portfolio through extensive collaboration with the property management and leasing components. Specifically, Shiv assists in ensuring lease compliance across over one hundred active commercial leases, coordinates with the firm's accounting team in preparing and billing annual expense reconciliations, assists with in-house brokerage efforts in the negotiation and execution of complex commercial leases with national and regional tenants, and assists in the selection, engagement, and quality assurance of the several dozen vendors that The Mishra Group relies upon to maintain its portfolio. Furthermore, Shiv is responsible for managing The Mishra Group's relationship with third-party counsel and coordinates the firm's various legal engagements, including engagements relating to ongoing transactional matters, corporate compliance, lease disputes, vendor disputes, and any other necessary legal engagements.