



Active hands-on real estate expert

**Robert S. Griswold CRE, CPM, CCIM, PCAM, ARM, CCAM, GRI
Griswold Real Estate Management, Inc.**

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**Areas of
Expertise:**

Residential Property Management	Landlord/Tenant Disputes
Commercial Property Management	Operating Expense Disputes
Property Management – Shopping Centers	Retail/Industrial
Home Owners Association Disputes	Real Estate Expert Witness Testimony
Investment Fraud	Real Estate/Home Inspection

Employment:

Griswold Real Estate Management Inc., *President*, 1987-Present

- Direct and operate Griswold Real Estate Management, Inc., an Accredited Management Organization (AMO) with a management portfolio of over 2,500 residential units, plus 500,000 sq. ft. of commercial, industrial, self-storage, and retail properties in Southern California and Southern Nevada.
- Extensive experience as a court-appointed receiver (over 175 times) for private lenders and major financial institutions such as California Bank & Trust; Wells Fargo Bank; Bank of America; Fannie Mae; One West Bank, Travelers Realty Investments, and G.E. Capital.
- Served as an expert witness consultant on over 1,500 occasions for both Federal and Superior Court cases in over 17 states.
- Court-appointed bankruptcy Custodian and Referee.

VMS Realty Partners, *Division VP and Corporate Broker*, 1984-1987

- Managed nearly 8,000 residential units, plus commercial properties with over 275 employees throughout the Western United States. Responsible for implementation of marketing plans for new and repositioned properties, development and monitoring of annual budgets for corporate office and all properties, development of regional policies and procedures, and personnel selection and appraisals.

Five Star Management Group, *Regional VP*, 1983-1984

- Responsible for all policies and procedures, marketing, personnel, contracting and budgeting. Actively involved in assimilating newly acquired properties, writing company procedures and improving employee-training program.

Education:

- M.S. in Business Administration, Real Estate Development, USC, 1988
- Masters in Business Administration, International Finance and Real Estate & Urban Land Economics, USC, 1986
- B.S. in Finance and Business Economics/Real Estate Finance, USC, 1981

**Professional
Designations
and Licenses:**

- Counselor of Real Estate (CRE) designation.
- Certified Property Manager (CPM) designation from IREM.
- Accredited Residential Manager (ARM) designation from IREM.
- Owner of an Accredited Management Organization (AMO) firm.
- Certified Commercial Investment Member (CCIM).
- Certified Community Association Manager (CCAM).
- Professional Community Association Manager (PCAM).
- Graduate, Realtor Institute (GRI).
- California Real Estate Broker (since 1984).
- Nevada Real Estate Broker and Property Management Certificate holder (since 2002).