



# Joel G. Block

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## EXPERT WITNESS WITH 30+ YEARS AS PROFESSIONAL INVESTOR AND DEAL PROMOTER

Joel is a real world, 30+ year veteran of the private equity and hedge fund business. He is a professional investor who has been a principal in over 30 syndicated real estate, venture capital, and hedge fund transactions in addition to advising on dozens more. Joel is presently CEO of the Bullseye Capital Real Property Opportunity Fund, LLC. Joel has taught thousands of real estate brokers, CPAs, attorneys and investors about raising capital and best practices for structuring group investments. Joel is a nationally recognized expert in Private Placements, Reg D Offerings, Operating Agreements, deal structure, and capital raising approaches with both accredited and non-accredited investors.

Joel is a persuasive and engaging communicator who naturally demystifies complex issues and forensics for laymen. As a leader Joel is humble, likable, friendly and easy to relate to and was the foreman of a successful jury. Joel has made hundreds of paid presentations to live audiences on topics including real estate, syndication, successful capitalization, crowdfunding, how to work with investors, and entrepreneurship.

## SELECT INVESTMENTS & BUSINESS ACTIVITY

- » Founder of Bullseye Capital Real Property Opportunity Fund, LLC, a real estate private equity hedge fund which acquires distressed commercial and multi-family assets, **from 2010 to present**
- » Chairman of venture capital firm Growth-Logic, Inc. from 1998 to **present**. Capitalized opportunities requiring strategic planning, capital acquisition & sales growth. Served as CEO of select investments during this time.
- » President of Dallas-based sports publisher, from 1996 until sale in 1998.
- » 1990, co-created Financial Fax, securing strategic financing in 1992. CEO until sale to the Los Angeles Times in 1995.
- » 1987 to 1990 VP of local real estate syndication firm with \$100 million in Assets.

## PUBLISHING & MEDIA

- » Over 250 articles on real estate, syndication, capitalization, & entrepreneurship appearing in periodicals such as Los Angeles Times, Wall Street Journal, Forbes Small Business, Entrepreneur Magazine, Investor's Business Daily, and Los Angeles Business Journal.
- » Syndication and fund video library with over 150 media assets (<http://bit.ly/RaiseCap>)
- » Host of "Profit from the Inside" podcast, with over 140 episodes;
- » Frequent podcast guest with over 50 guest appearances.
- » LinkedIn: Over 29,500 first tier connections. <http://www.linkedin.com/in/joelblock>
- » Over 325,000 Google references point to Joel G. Block.

## SPEAKING ACTIVITY

- » Syndication and Hedge Fund Symposium: Host and primary presenter. The 26th national Symposium is in Spring 2022.
- » Professional Speaker: Joel has made hundreds of paid presentations on strategy, business trends, real estate, capital raising, syndication, crowdfunding, marketing and selling. He holds the prestigious NSA Certified Speaking Professional designation plus he is a past co-chair of the elite NSA Million Dollar Speakers Group.

## EDUCATION

- » CA State University Northridge, BS 1984. Major - accounting; minor - real estate finance.

## LICENSES

- » California Board of Accountancy - CPA License #: 118277, Issued in 2013
- » Colorado Board of Accountancy - CPA License. Issued in 1987 (retired).
- » Real Estate Broker, California Department of Real Estate; First Issued in 1985. (License #: 00896489).
- » Life and Health - California Department of Insurance; Licensed since 2002. (License #: 0D50987) (retired).
- » Property & Casualty - California Department of Insurance; License issued in April 2002 (retired).
- » California Notary License issued in 1986 (retired).

## BOARD POSITIONS AND COMMUNITY LEADERSHIP

- » National Speakers Associations (NSA), Board Member, 2018-2022.
- » Los Angeles Boys & Girls Club, Chairman of the Board & Board Member, 2009 to 2014.