



# NASSAU CAPITAL ADVISORS, LLC

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## Dr. Robert S. Powell, Jr.

*Managing Director, Lead Principal & Expert Witness*

*Dr. Robert Powell* has provided expert witness testimony, technical reports, and related litigation support services in scores of civil trials and arbitration proceedings over the past 20 years in state and federal courts in New Jersey, Pennsylvania and Delaware.

### Areas of Expertise:

Affordable Housing Disputes  
Assessment of Risk  
Cash Flow Analysis  
Commercial Real Estate  
Contract Defaults  
Contract Disputes

Eminent Domain Litigation  
Financial Incentive Structures  
Real Estate Financial Feasibility  
Real Estate ROI  
Residential Real Estate  
Stabilized Valuation Analysis

### Education:

- Licensed Real Estate Broker- New Jersey
- Master's and Ph.D. Degree
  - Princeton School of Public and International Affairs: Princeton University

### Past Work Experience:

- DKM Properties Corp, Lawrenceville, NJ
  - 10 years in senior executive positions including President and CEO
  - Structuring complex financial packages for real estate development projects
- NJ Economic Development Authority, Trenton, NJ
  - First Executive Director

### Our Clients (Partial List)

#### **Government Agencies – Financial Feasibility Analysis:**

- NJ State League of Municipalities – Report on Inclusionary Zoning and *Mt. Laurel* litigation support
- NJ Department of Community Affairs – Reports on affordable housing strategies; analysis of fiscal health of City of Atlantic City
- Expert witness for consortium of municipalities in 2017 *Mt. Laurel* trial re: prospective need, Mercer County, NJ
- The Port Authority of NY and NJ (Redevelopment Feasibility)

#### **Law Firms – Expert Witness in Litigation:**

- Hangley Aronchick Segal Pudlin & Schiller, Philadelphia, PA
- Elzufon, Austin, Tarlov & Mondell, Wilmington, DE
- McElroy, Deutsch, Mulvaney & Carpenter, LLP, Morristown, NJ
- Edward Buzak, Esq., Buzak Law Group, Montville, NJ
- Jeffrey Surenian & Associates, Brielle, NJ
- Ansell Grimm & Aaron, PC, Ocean, NJ
- Paul V. Fericola & Associates, Red Bank, NJ
- Wilentz, Goldman & Spitzer, PA, Woodbridge, NJ