

David L. Saldivar, CPM, CCIM

E. Robert Miller & Associates

Certified Property Manager (CPM) by the Institute of Real Estate Management

Certified Commercial Investment Member (CCIM) by the CCIM Institute

- President, San Francisco Chapter, Institute of Real Estate Management (IREM), 2011.
- Bachelor's degree, Stanford University, History (Economics minor), graduated 1978.
- Expert witness as a litigation consultant in the field of property management customs, practice, ethics and liability with E. Robert Miller & Associates since January 2011.
- Founder and general manager of CRE Property Management until 2011; the company had property and asset management responsibilities for over 100 properties including residential units, residential hotels, homeowner associations, industrial, office and retail property.
- CRE Property Management from 2002 to 2011 acted as the listing broker and/or sales broker on over 100 brokerage transactions including REO residential and commercial properties. Better Business Bureau accredited from 2004 through 2011; grade of A+. California real estate broker since 1984; Investor and property manager since 1978.
- EPA certified for lead-based paint Renovation, Repair and Painting; Certified under EPA and OSHA guidelines for Mold Identification and Abatement by Benchmark Environmental Engineering.
- President, Northern California Chapter, CCIM Institute (Certified Commercial Investment Member), 2004. Member of Chapter Board of Directors from 1999 to 2008. Past member of national CCIM Institute committees including designation and international.
- President, Bay Area Mortgage Association, 1998-99, the leading commercial mortgage trade group in Northern California. Member since 1989; life member of the Board of Directors.
- Partner, First Affiliated Finance Corporation, 1987-2002. The firm arranged mortgages on apartment complexes, office buildings, shopping centers, industrial properties and mobile home parks throughout the western United States. All transactions required monitoring of escrow trust accounts on behalf of borrowers and lenders; over \$2 billion of mortgages originated.
- Memberships: Bay East Association of Realtors, National Association of Realtors, the San Francisco Apartment Association, the East Bay Rental Housing Association, Apartment Owner's Association, the California Association of Community Managers (CACM), the National Association of Residential Property Managers (NARPM), Institute of Real Estate Management and the CCIM Institute.

Curriculum Vitae

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RESIDENTIAL PROPERTIES MANAGED – since 1978

Residential Properties

54 unit apartment complex, Fremont Blvd., Fremont, CA
41 unit apartment complex, 165th Avenue, San Lorenzo, CA
32 unit apartment complex, 164th Avenue, San Lorenzo, CA
18 unit apartment complex plus 2 houses, W. Sunset, Hayward, CA
90 unit apartment complex, Smith Ranch Road, San Rafael, CA
45 unit apartment complex, Professional Center Parkway, San Rafael, CA
32 unit apartment complex, Lincoln Avenue, San Rafael, CA
2 units (flats), San Francisco, Fell Street, San Francisco, CA
62 various units (single family houses, townhouses & condos), Hayward, CA
40 unit apartment complex, Berry Avenue, Hayward, CA
3 unit triplex building, Elm Street, San Francisco, CA
140 units (5 buildings), South Garden Avenue, Hayward, CA
15 units, Marcella Avenue, San Leandro, CA
12 single family houses, Division Street, Nipomo, CA
2 units, 31st Street, Oakland, CA
15 unit apartment complex, 40th Street, Oakland, CA
48 units, Doolittle Drive, San Leandro, CA
1 single family house plus 6 units, Peralta Street, Hayward, CA
1 single family house, 12th Avenue, Hattiesburg, MS
2 single family houses, Vicente and Pine Streets, Oakland, CA
20 units, Gading Road, Hayward, CA
28 units, Gading Road, Hayward, CA
12 units, Muir Street, Hayward, CA
40 units, Central Avenue, Fremont, CA
24 units, Schafer Road, Hayward, CA
52 units, Roberts Avenue, Fremont, CA
32 units, St. Marks Avenue, Newark, CA
2 single family houses, Terminal Avenue, Menlo Park, CA
2 duplex units, Smalley Avenue, Hayward, CA

Homeowners Associations (HOAs)

8 units, Shiv Luxury Homes, C Street, Hayward, CA (HOA formation and management)
64 units, Parkside Condominiums, Tampa Avenue, Hayward, CA (asset management)
56 units, Alta Vista Senior Homes, Willmott Avenue, Los Banos, CA (HOA formation and management)
3 units, residential-commercial condos, 2nd Street, Hayward, CA (POA formation and management).

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COMMERCIAL PROPERTIES MANAGED – since 1978

Mixed-Use Buildings

- 16 apartments plus retail, Leavenworth Street San Francisco, CA
- 84 room residential hotel plus 2 commercial, 6th Street, San Francisco, CA
- 64 room hotel plus restaurant, 13th Street, Oakland, CA
- 100 room residential hotel, 13th Street, Oakland, CA
- 92 room residential hotel plus 2 commercial, 13th Street, Oakland, CA
- 2 units plus restaurant & commercial, Oakland, CA
- 15 units plus commercial, 40th Street, Oakland, CA
- 1 unit plus restaurant-retail, Foothill Blvd., Oakland, CA
- 4 units: 3 commercial and 1 house, E. 14th Street, San Leandro, CA
- 1 unit plus commercial, 2nd Street, Hayward, CA

Office – Retail Buildings

- 4,800 sq ft building, A Street, Hayward, CA
- 10,000 sq ft building, A Street, Hayward, CA
- 1,200 sq ft building, A Street, Hayward, CA
- 14,000 sq ft building, MacArthur Blvd., Oakland, CA
- 22,000 sq ft building, Foothill Blvd., Hayward, CA
- 32,000 sq ft shopping center, Peralta Street, Fremont, CA
- 70,000 sq ft building (with bank), Sutter Street, San Francisco, CA

Industrial Properties

- 265,000 square foot building, Huntwood Business Park, Hayward, CA
- 10,000 square foot building, Douglas Avenue, Oakland, CA
- 120,000 square feet (3 buildings), Albrae Avenue, Fremont, CA

Developments

- 56 lot single family home planned development (PUD), Willmott Avenue, Los Banos, CA (formed HOA).
- 8 unit townhouse subdivision, C Street, Hayward, CA (formed HOA).
- 26 lot single family home subdivision, Division Street, Nipomo, CA.
- Medical Office, 10,000 sq ft, W. Cypress Avenue Visalia, CA.
- 3 parcel commercial condos, 2nd Street, Hayward, CA (under construction, formed HOA).
- 4 SFR lots, Nazario Court, Nipomo, CA.
- 4 SFR lots, Robert Court, Nipomo, CA.
- 140 lot SFR subdivision, Palmers Crossing Road, Hattiesburg, MS.