

Robert Kehiayan, CPM®

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EDUCATION/CREDENTIALS

B.S. Business Management

Pepperdine University; 1998

Certified Property manager (CPM®); 1997

Institute of Real Estate Management (IREM®)

Licensed Real Estate Broker and Realtor in CA, TX

California Real Estate Broker License # 976167; 1989

Texas Real Estate Broker License # 0588213; 2005

CPM® # 16305; 1997

Realtor® (Texas and California)

Qualified Expert Witness

Federal Court

Orange County California Superior Court

Los Angeles County Superior Court

San Diego County Superior Court

Cameron County Texas Superior Court

AREAS OF EXPERTISE

All Commercial Real Estate; Apartment & Multifamily Housing Properties; Industrial & Storage Facilities;

Undeveloped Land

Property Management

Asset Management

Leasing representation for both Landlords and Tenants

Investment Property analysis, due diligence and acquisition for Buyer

Buyer & Seller Representation

Guidance through the 1031 exchange process

HOA Standard of Care

Broker Standard of Care

Landlord Tenant Issues

Industrial Real Estate

Broker opinion of value

RELATED EXPERIENCE

Owner/Founder: Investment R/E Source

Robert Kehiayan has been providing real estate services since 1979. Robert is known for high level of client satisfaction and his extensive knowledge in real estate investments. Robert Kehiayan has real estate licensure in multiple states and has leased or sold hundreds of millions of dollars worth of investment properties throughout California, Texas, Florida, and Pennsylvania. These properties include all

Owner/Founder: Investment R/E Source (cont.)

types and classes of office buildings, retail properties, medical offices, multi/single tenant industrial, flex parks, undeveloped land, multi-family residential, and both neighborhood and strip retail centers.

Robert's extensive HOA experience includes managing over 30 Homeowner Associations with a total of over 4,000 units. He has worked with numerous board members and countless homeowners in HOA conflict resolution. Further, Robert was a guest speaker for a CSU Fullerton property management class on the topic of managing HOA's, and Consulted with Chinese officials in China on how to most efficiently and effectively manage HOA's.

Robert has actual expert testimony experience throughout the US in Federal and State Court in Orange County, Los Angeles County, San Diego County, South Carolina, and Texas

Saddleback College Community Education Instructor

Property Management Real Estate Courses
Investment Real Estate Courses

Cal State Fullerton Commercial Real Estate Courses guest speaker**Golden West College guest speaker for Property Management Class****California Department of Real Estate Continuing Education Approved Provider; 2016**

Has been approved as an instructor Investment Real Estate Investment Course by the California Department of Real Estate for advanced continuing education in "Consumer Protection"

CASE EXAMPLES

Los Angeles County Superior Court: Danuta Plata v. Griffith Park Townhouses Owners Association – Witness for Plaintiff in HOA Negligence Dispute. June 2018

Los Angeles County Superior Court: Gershon Schumacher v. Rockpointe Homeowners Association, Inc. - Witness for Plaintiff in HOA Negligence dispute. September 2017

Orange County Superior Court: Fred E Lettice, III v. Helen I Lettice, Individually and as Trustee of the Lettice Family Trust – Witness for Defendant in Residential Cost of Sale Differences. November 2016

Anderson County South Carolina Court of Common Pleas: Fraenkische USA, LP v R&J Investments, Inc – Witness for Plaintiff in Landlord Tenant Dispute (Commercial). April 2016

Orange County California Superior Court: North American Properties, Inc. v. Stein Life Neurology Medical Specialists, Inc., and Dr. Diane Stein – Witness for Plaintiff in Landlord/Tenant lease default. January 2016

Federal Court United States District Court Central District of California- Eastern District: Standards of Care as a property manager in regard to Fair Housing Laws and Disabled Persons Act. Rule 26 Expert Report. October 2015

Orange County California Superior Court: Container Supply Company, Inc. v Cintas Corporation – Witness for Plaintiff in landlord tenant dispute. June 2015

Orange County California Superior Court: Ghaizi v. Sanders - Witness for Defendant in landlord tenant dispute also involving sale of tenant's business. July 2012

Orange County California Superior Court: Pacific Partnership Properties v Zamini - Witness for Plaintiff in breach of sale agreement. April 2012

Cameron County Texas Superior Court: Landmark v Nguyen - Witness for plaintiff in tenant default case. Nov/Dec 2011

HONORS AND AWARDS/PUBLISHED ARTICLES

CPM® Candidate of the Year
CPM® of the Year
IREM Chairman of the Year
Published award winning author of trade article

MEMBERSHIPS AND AFFILIATIONS

California Department of Real Estate
Texas Real Estate Commission
National Association of Realtors
California Association of Realtors
Texas Association of Realtors
North Texas Association of Commercial Realtors
Institute Real Estate Management
Orange County Bar Association; Real Estate Section Member