

Curriculum Vitae

Robert S. Griswold, CRE[®], CPM[®], CCIM[®], RPA[®], ACoM[®], PCAM[®], MCAM[®], CCAM[®], GRI[®], ARM[®]

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WORK EXPERIENCE

Griswold Real Estate Management, Inc.

Position: President, Founder and Owner

1987 to present

- Directing and operating Griswold Real Estate Management, Inc. a San Diego and Las Vegas-based Accredited Management Organization (AMO[®]) with a management portfolio of over 2,000 residential units, plus over 1,500,000 sq. ft. of commercial, industrial, retail, self-storage, hospitality, commercial association, mobile home, triple-net properties, plus vacant land throughout California, Nevada, and Texas. Have actively managed over 70,000 residential units and several million square feet of commercial, industrial, retail, self-storage, hospitality, commercial associations, and retail properties nationally in the last 45+ years.
- Extensive experience as a court-appointed receiver (nearly 200 times) for private lenders and major financial institutions such as California Bank & Trust, City National Bank, One West Bank, La Jolla Bank, Banco Popular, Travelers Realty Investments, G.E. Capital, Wells Fargo Bank, Union Bank, First Nationwide Bank, Bank of America, California Federal Bank, American Real Estate Group/American Savings, Federal National Mortgage Association (Fannie Mae), Great Western Bank, ITT Federal Bank, Pacific National Bank, Provident Bank, Redlands Federal, Cornerstone Bank, Sanwa Bank, World Savings and Loan, Glendale Federal Bank, First Federal Bank, International Savings Bank, Century Federal Bank, GMAC Commercial Finance, J.E. Robert Companies, Quaker City Federal Savings & Loan, and Bankers Mutual.

Served as an expert witness consultant on over 5,000 occasions for both Federal and Superior Court cases in California, Nevada, Arizona, Hawaii, Alaska, New Mexico, Washington, Oregon, Utah, Idaho, Montana, Wyoming, Colorado, N. Dakota, Iowa, Kansas, Oklahoma, Texas, Missouri, Illinois, Michigan, Ohio, West Virginia, Kentucky, Tennessee, Florida, Georgia, N. Carolina, S. Carolina, Virginia, Maryland, Delaware, Pennsylvania, New Jersey, New York, Connecticut, Massachusetts, Maine and other states, plus D.C.. Have been deposed over 800 times and testified at trial or sworn arbitration over 200 times.

- Court-appointed bankruptcy Custodian and Referee.

VMS Realty Partners

Position: Division Vice President and Corporate Broker

1984 - 1987

- Managed 8,000 residential units, plus commercial properties with over 275 employees throughout the Western and Southwestern United States. Responsible for implementation of all levels of property management, maintenance, and operations. Also, prepared and implemented marketing plans for new and repositioned properties, development and monitoring of annual budgets for corporate office and all properties, policies and procedures, and personnel selection, hiring, supervision and appraisals.

Five Star Management Group

Position: Regional Vice President

1983 - 1984

- Managed over 2,400 units and over 75 employees. Full-service property management 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.

EDUCATIONAL BACKGROUND

- 1988, Master of Science, Business Administration, Real Estate Development, University of Southern California, Los Angeles, California.
- 1986, Master Business Administration, International Finance and Real Estate & Urban Land Economics, University of Southern California, Los Angeles.
- 1981, Bachelor of Science, Finance and Business Economics/Real Estate Finance, University of Southern California, Los Angeles, California.

PROFESSIONAL DESIGNATIONS/LICENSES

- Counselor of Real Estate (CRE®) designation. The CRE designation is extended by invitation only and is awarded based upon reputation, integrity, and in recognition of superior problem-solving ability in various areas of specialization such as litigation support, asset management, valuation, capital markets/financing, feasibility studies, acquisitions/dispositions and general analysis.
The Counselors of Real Estate is an international membership organization of approximately 1,000 top real estate leaders who provide intelligent, unbiased, and trusted real estate advice on the toughest real estate issues facing their employers and clients. Real Estate Counseling is the act of providing advice or guidance which significantly affects real estate decisions, without personal bias and/or conflict of interest for all property types, geography, or type of business encountered in the broad field of real estate.
- Owner of an Accredited Management Organization (AMO®) firm. A designation from the Institute of Real Estate Management (IREM®). Only three percent of all management firms nationwide have earned this designation by fulfilling stringent requirements in experience, education, integrity and financial stability.
- Certified Property Manager (CPM®) designation from IREM® since 1987.
- Accredited Residential Manager (ARM®) designation from IREM® since 1988.
- Certified Commercial Investment Member (CCIM®) designation from CCIM® Institute since 2002.
- Real Property Administrator (RPA®) designation from BOMA® since 2018
- Accredited Commercial Manager (ACoM®) from IREM since 2023
- Master Community Association Manager (MCAM®) & Certified Community Association Manager (CCAM®) from CACM®
- Professional Community Association Manager (PCAM®) designation from CAI® since 2004.
- Graduate, Realtor Institute (GRI®) designation from NAR® since 1999.
- California Real Estate Broker since 1984.
- Nevada Real Estate Broker and Property Management Certificate holder since 2002.

MEMBERSHIP/TEACHING/AWARDS/POSITIONS/OFFICES HELD IN PROFESSIONAL ASSOCIATIONS

- 1st Place (and only award presented despite record number of entries) for best Television Broadcast journalism for NBC News in the National Association of Real Estate Editors (NAREE) 49th Annual National Real Estate Journalism competition. The judges' comments were: "It's immediately obvious that Mr. Griswold has a far-reaching grasp of the real estate industry and is adept at dispensing it in easy-to-comprehend language."
- 1st Place for best Radio Broadcast journalism for Clear Channel Communications in the National Association of Real Estate Editors (NAREE) 48th Annual National Real Estate Journalism competition for his work as the host of a weekly live radio show "***Real Estate Today! with Robert Griswold***". The popular non-advertorial call-in show covers all topics in real estate and was on the air for over 14 years.
- Counselors of Real Estate Chair's Award (2013 and 2018) in recognition of exceptional service and dedication to the CRE® national Education Committee (2013) and Membership Development (2018)
- Lifetime Achievement Award from the San Diego Chapter of the Institute of Real Estate Management (2020)
- CPM® Professional Achievement Award (only the 6th active recipient in California)
- Certified Property Manager of the Year – San Diego (1996)
- IREM San Diego Exceptional Contribution Award (to the real estate management industry) (2003)
- ARM® Certificate of Achievement (number 022)
- AMO® Firm of the Year (San Diego 1998 and 2020)
- IREM® Academy of Authors, including member of IREM Academy of Excellence for Instructors
- Instructor for the Institute of Real Estate Management (IREM®) (1988-present)

Currently teach a variety of IREM® 2-day, 3-day and 6-day courses that are required to attain the Certified Property Manager (CPM®), Accredited Residential Manager (ARM®) and Accredited Commercial Manager (ACoM®) designations. These courses cover property management, asset management, operations, human resources/personnel, marketing and leasing, property and building maintenance, inspections, risk management, security, safety, hazardous materials, fair housing, accounting, investment analysis, valuation, & many other property management topics.

Have taught course 400 (Managing Real Estate as an Investment), a requirement for the CPM® designation and ARM 101 (Successful On-Site Management), a requirement for the ARM® designation.

- Current or former Member of the following IREM National Committees:
 - Education and Knowledge Product Committee – Chair, Knowledge Products work group (2019)
 - Governing Councilor (2011- 2021)
 - Accredited Management Organization; Also, AMO® File Review and Task Force
 - Accredited Residential Manager Services and Standards
 - Chairman - Computer and Technology
 - Continuing and General Education
 - Fair Housing and Equal Opportunity
 - Journal of Property Management* and *Journal of Property Management Advertising*
 - Management Plan and Management Plan Graders
 - Membership
 - Minority Outreach
 - Chairman - Public Relations
 - Publishing
 - Risk Management
- Editorial Review Board (1990-2005) --*Journal of Property Management*

- Past Offices Held for IREM - San Diego Chapter Executive Council
 - President, IREM Chapter 18 (1995)**
 - President-elect (1994)
 - Past President (1996)
 - Vice President of Finance
 - Vice President of Education and Programs
 - Vice President of Administration and Communication
 - Director at Large
 - Accredited Residential Manager Chairman (1989-1994)
 - Accredited Residential Manager Coordinator (1989-1994)
- A California Department of Real Estate Certified Instructor
- Approved National Apartment Association Faculty
- Counselors of Real Estate –
 - National Membership Development Co-Chair (2017-present)
 - National Board of Directors (2012-2017)
 - Executive Committee (2014-2016)
 - National Education Co-Chair (2014-2016)
 - National Liaison Vice Chair – 2014
 - Southern California Chapter Vice Chair (1999–2000)
 - San Diego Chapter – Founding Chairman (2000–present)
 - 2011 San Diego national meeting – Local Program Chair
 - CRE ® Real Estate Issues Editorial Board/Reviewer
- San Diego County Commercial Association of Realtors® (SDCCAR®) (Founding Member, BOD)
- San Diego Association of Realtors® (SDAR®)
- California Association of Realtors® (CAR®)
- National Association of Realtors® (NAR®)
- San Diego County Apartment Association (SDCAA®) (Former member of Board of Directors)
- California Apartment Association (CAA®)
- National Apartment Association (NAA®)
- Community Associations Institute (CAI®)
- California Association of Community Managers (CACM®)
- San Diego Receiver’s Forum; Los Angeles/Orange County and California Receiver’s Forum
- American Society of Real Estate Counselors (CRE®)
- Forensic Consultants Association (FCA) – San Diego
- Forensic Expert Witness Association (FEWA) – S. California
- Listed in numerous Who’s Who publications, including National and California *Who's Who in Finance and Industry*, California *Who's Who*, *Strathmore's Who's Who*, *International Who's Who Professionals* and *Oxford's Who's Who*.
- Lambda Alpha International – San Diego Chapter

OTHER WORK-RELATED ACTIVITIES

- Author of top selling national book ***“Property Management Kit for Dummies”*** (2nd edition – 2008; 3rd edition – 2013; 4th edition - 2021) and ***“Property Management for Dummies”*** (2001).
- Co-Author of national bestselling book ***“Real Estate Investing for Dummies”*** (1st edition - 2004; 2nd edition – 2009; 3rd edition – 2015; 4th edition – 2019; 5th edition - 2024).
- Co-Author of ***“Landlord’s Legal Kit for Dummies”*** (2014; 2nd edition – 2022)
- Co-Author of ***“Home Buying for Dummies”*** (8th edition – 2025)
- Co-Author of ***“Mortgage Management for Dummies”*** (2017)
- Co-Author of ***“Real Estate Investing – Back to Basics”*** (2018)
- Real Estate Expert for NBC San Diego, (a General Electric GE/NBC owned affiliate) from 1995-2009 appearing on-air weekly/bi-weekly on “NBC News This Weekend”
- Real Estate Editor for News Radio 600 KOGO and formerly for AM 1130 KSDO (1994-2005).
- Host, ***“Real Estate Today! with Robert Griswold”*** (1991-2005) --a weekly live radio talk show on AM NewsRadio 600 KOGO.
- Columnist, ***“Rental Forum”*** a nationally syndicated feature of Inman News Features, appearing regularly in the Washington Post, Houston Chronicle, Orlando Sentinel, Tampa Tribune, San Antonio Express News, Grand Rapids Press, Dayton Daily News, Denver Post, Arizona Republic, St. Louis Dispatch, Daily Oklahoman, The Oregonian and many other major newspapers around the country.
- Lead Columnist, ***“Rental Roundtable”***--a featured column on real estate management issues for the *Los Angeles Times*, the *San Diego Union-Tribune*, and *The San Francisco Chronicle*.
- Main Features Editorial Review Board, *Journal of Property Management* (1990-2005)
- San Diego Housing Commission Loan Committee (1999-2004)
- San Diego Receiver’s Forum, Board Member (2008-2011); Vice President (2009-2010)
- Escape for All Seasons Homeowners Association, Big Bear Lake, CA
President (2019-current; 2014-2018; 1998–2001), Secretary (1997)
- Sabre Springs Neighborhood Homeowners Association, San Diego, CA
Vice President (1998–2000), (2002–2005)
- Santaluz Maintenance Association, San Diego, CA
President – (2007-2010), Vice President (2006-2007)
- City of San Diego Planning Commission, Planning Commissioner (1/2005–6/2013)
- EPA Lead-free Certified Renovator (RRP) Certificate (2010 – present)
- Recycled Water Site Supervisor Certification – City of San Diego (2012, renewed 2015; 2018 and 2021)
- Nevada Supervising CAM 60-hour course (2015)