

K. DAVID MEIT, CPM®, ARM®, GRI®

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Award-winning real estate manager, developer, and advisor with over thirty-five years of experience managing conventional and rent-regulated multifamily, mixed-use, and retail properties in suburban and urban markets. Holds multiple leadership roles in the Institute of Real Estate Management and the National Apartment Association. Serves as an expert witness in multiple cases involving property management standard of care.

PROFESSIONAL EXPERIENCE

Principal, Expert Witness

Oculus Realty, LLC, Gaithersburg, MD
2/10 – present

Real estate management and advisory services in the Washington, DC metropolitan area. Expert witness services in property management standard of care. Licensed real estate broker in the District of Columbia, Commonwealth of Virginia, and State of Maryland.

Principal

Oculus Development & Advisory Services, LLC, Gaithersburg, MD
1/18 – 12/24

Real estate development of multifamily and mixed-use communities and property management advisory services for property investors and developers.

Co-Founder, Partner

Real Estate Service Systems, LLC, Germantown, MD
11/14 – present

Ensuring multi-family property managers and investment rental owners meet their change of occupancy goals. RESS reduces vacancy loss by timely providing all necessary turnover services.

Senior Vice President, Residential

Vornado/Charles E. Smith (now JBG Smith), Arlington, VA
5/09 – 4/10

Established multifamily property management operations in the Washington, DC metropolitan area.

Executive Vice President

DARO Realty, Inc., *Washington, DC*
1/00 – 5/09

Responsible to the Board of Directors for the strategic planning and the ongoing operations of a real estate firm that owns and manages multifamily investment property in Washington, DC. Served as the firm's Principal Real Estate Broker. Regularly handled insurance claims, legal cases (tort and landlord & tenant), regulatory affairs, and labor issues, including successfully resolving OSHA and EEOC matters.

Property Director

Forest City Residential Management, Inc. (now Brookfield Properties), *North Bethesda, MD*
10/98 – 1/00

Responsible for the delivery and initial occupancy of The Grand, a 552-unit ultra-luxury apartment community, in North Bethesda, Maryland. Supervised resident services, marketing, maintenance, Low Income Housing Tax Credit (LIHTC) compliance, and accounting departments with a total staff of over thirty.

Senior Property Manager

Bozzuto Management Co., *Greenbelt, MD*
9/96 – 10/98

Manager of two communities including Silverwood Farm, a 145-unit Low Income Housing Tax Credit (LIHTC) apartment community in Southern Maryland and Regents Park, a new 360 luxury apartment community in Northern Virginia.

Management Executive

Lawrence Properties, *New York, NY*
8/94 – 8/96

Supervised a mixed portfolio of luxury cooperative condominium and rental properties in many parts of New York City.

Vice President, Property Manager

Meit & Maxwell Properties, Inc., *New York, NY*
1/90 – 8/94

Co-founder and manager of the operations of a real estate firm that owned and managed multifamily investment property in the Harlem neighborhood of New York City.

PROFESSIONAL AWARDS

Institute of Real Estate Management

AMO® of the Year Award, 2015

CPM® of the Year Award, 2012

Past President's Award, 2012

Property Management Association

PACE Award, Distinguished Community, The Bottling Plant, 2021

PACE Award, Washington, DC Lease-Up, South Cathedral Mansions, 2017

PMA President's Award, 2003 & 2005

PMA Vision Award, 2004

Property Manager of the Year, 1998

Apartment & Office Building Association

Outstanding Leadership Awards, 2005 & 2007

AACE Award Washington, DC Service Team, Sedgwick Gardens, 2006

AACE Award, Virginia Garden New Upscale, Regent's Park, 1997

Delta Associates

Best Low-Rise Apartment Community of the Year, The Bottling Plant, 2020

Best Renovation Apartment Community of the Year, South Cathedral Mansions, 2017

Best Adaptive Reuse Apartment Community of the Year, 220 Twentieth Street, 2010

Mid-Atlantic Property of the Year, The Grand, 2000

Michelson Found Animals

Contribution to Pet-Inclusiveness in Rental Housing, 2024

PROFESSIONAL AFFILIATIONS

Institute of Real Estate Management 1994 – present
Chair, National Ethics Committee, 2025 – present
Chair, Ethics Hearing & Discipline Board, 2015 – present
Governing Councilor, 2018 – 2024
Vice Chair, Designations & Certifications Committee, 2023 – 2024
Vice Chair, National Finance & Audit Committee, 2017 – 2018
President, West Central Maryland Chapter 92, 2012
Chair, Region 3 Education Committee, 2007 – 2009
Member, National Education Committee, 2009

National Apartment Association 2000 – present
Member, Budget & Finance Committee, 2023 – 2024
Member, RPM Careers Committee, 2023 – 2024

Maryland Multi-Housing Association 2020 – present

Urban Land Institute 2004 - present

Property Management Association 1996 – 2023
President, 2004

Apartment & Office Building Association 2000 – present
Director, Advisory Board of Directors, 2007 – present
Chair, DC Tax Working Group, 2007 – 2008
Chair, Education Committee, 2005 – 2006
Working Group Member, Rent Control Reform Amendment Act, 2005 – 2006

Greater Capital Area Association of REALTORS® 2002 - present
Member, Property Management Advisory Group, 2006 – 2008

National Association of REALTORS® 2000 – present

American Bar Association 2020 – present
Real Property, Trust, and Estate Law Section

National Fire Protection Association 2024 – present

International Code Council 2024 – present
Building Safety Professional Member

PROFESSIONAL LICENSES & ACCREDITATIONS

Principal Broker District of Columbia (License No. BR98358820)

Broker Commonwealth of Virginia (License No. 0225211150)

Broker State of Maryland (Registration Certificate No. 525482)

Institute of Real Estate Management

Accredited Management Organization® (AMO®) 2013 – present

- Executive CPM® of Oculus Realty, LLC

Certified Property Manager® (CPM®) 2002 – present

Accredited Residential Manager® (ARM®) 1994 – present

National Association of REALTORS®

Graduate, REALTOR® Institute, (GRI®) 2002 – present

VOLUNTEER EXPERIENCE

City of Gaithersburg 2013 – present

Chair, Commission on Landlord-Tenant Affairs

Tour24 2020 - present

Board Member, Board of Advisors

The Metropolitan Center for the Visual Arts (VisArts) 2022 – 2024

Board Member & Chair, House Committee

Makom 2019 – 2024

Chair, DREAM Committee

Hamiltonian Artists 2017 – 2021

Executive Board Member & Treasurer

Woodley Park Main Streets 2018 – 2019

Board Member & Treasurer

CASA de Maryland 2014 – 2017

Workforce Advisory Board Member

Rebuilding Together Montgomery County 2010 – 2012

Board Member

Temple Beth Ami 2006 – 2010

Board Member & Treasurer

EDUCATION

Boston University Boston, MA
Bachelor of Arts, *cum laude*, 1990

New York University New York, NY
The Real Estate Institute, courses in property administration and building systems, 1991

Property Management Association Bethesda, MD
Fellowship Program, 1998

The Washington, DC Association of REALTORS® Washington, DC
Graduate, REALTOR® Institute, 2002

Urban Land Institute Washington, DC
Real Estate Development Process: Part I & II, 1998
Reading Construction Documents, Construction Fundamentals for Development Professionals, 2006

PUBLICATIONS

Why Chasing Occupancy Can Cost You Revenue. **Multi-Housing News**, April 2025
Commitment to Integrity, Inclusivity, and Excellence. **Journal of Property Management**, IREM, March/April 2025
Fostering Trust and Driving Value With 3rd-Party Clients. **Multi-Housing News**, January 2025
Proactively Managing Risk in Property Management **Multi-Housing News**, May 2024
What Would You Do? **Journal of Property Management**, IREM, May/June 2018
Secrets of Successful Property Management Companies. **AppFolio & Grace Hill**, May 2013

IN THE MEDIA

More to Learn in 2025 **MHN Executive Council**, December 2024
Marketing Strategies You Can't Live Without in 2025 **MHN Executive Council**, November 2024
When NOT to Use AI **MHN Executive Council**, October 2024
Standards, Stories, and the Stand: A Property Expert's Journey **On the Stand with Ashish Arun**, October 2024
2024's Surprising Multifamily Trends **MHN Executive Council**, September 2024
Q&A with Oculus Realty **SatisFact Research**, July 2024
Ideas for Unique Resident Events **MHN Executive Council**, February 2024
Quick Tips for Reputation Management **MHN Executive Council**, April 2023
Friending Your Renter's Best Friend **UNITS**, NAA, December 2022
On the Cutting Edge: Pet Policies and Amenities to Attract and Retain Renters **Multifamily Executive**, May 2022
Episode 10 Expert Witness | K. David Meit Oculus Realty **Planned's 10 Minute Podcast**, April 2022
Oculus Realty's No Pet Restrictions Policy: Case Study #2 **The Pet Inclusive Housing Initiative**, April 2022
Advice for Property Managers and Owners from K. David Meit, CPM®, GRI® **AppFolio**, August 2015
Q/A: The "Ringmaster": an exclusive interview with K. David Meit, CPM, GRI, with Oculus Realty, LLC, AMO
Journal of Property Management, IREM, May/June 2015
The Colonel in DC's Historic Shaw Neighborhood Now Leasing Units for \$2K+ **Just Luxe**, December 2014
Housing the Rich and Famous **Multifamily Executive**, July 2010
Revitalizing Vintage Buildings **Journal of Property Management**, IREM, November/December 2008