

Robert Kehiayan, CPM®

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EDUCATION/CREDENTIALS

B.S. Business Management

Pepperdine University

Certified Property manager (CPM®)

Institute of Real Estate Management (IREM®)

Licensed Real Estate Broker and Realtor in CA, TX

California Real Estate Broker License # 976167

Texas Real Estate Broker License # 0588213

CPM® # 16305

Realtor® (Texas and California)

Qualified Expert Witness

Orange County California Superior Court

Cameron County Texas Superior Court

CalBRE Continuing Education Approved Provider

Commercial Real Estate Investment

BRE Sponsor No. 5160

AREAS OF EXPERTISE

All Commercial Real Estate; Apartment & Multifamily Housing Properties

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

RELATED EXPERIENCE

Owner/Founder: Investment R/E Source

Investment R/E Source has been providing real estate services since 1979. The company is known for high level of client satisfaction and their employees' extensive knowledge in real estate investments. With more than a quarter of a century of diverse brokerage and asset management experience, Investment R/E Source has

leased or sold hundreds of millions of dollars worth of investment properties throughout California, Texas, Florida, and Pennsylvania. These properties included all

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

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

Our extensive HOA experience includes managing over 30 Homeowner Associations with a total of over 4,000 units. We have 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.

Saddleback College Community Education Instructor

Commercial Real Estate Courses
Commercial Real Estate Investing

Cal State Fullerton Commercial Real Estate Courses guest speaker

Golden West College guest speaker

CalBRE Continuing Education Approved Provider (5160)

Commercial Real Estate Investment Course

HONORS AND AWARDS/PUBLISHED ARTICLES

CPM® Candidate of the Year
CPM® of the Year
IREM Chairman of the Year
Published author of trade articles

MEMBERSHIPS AND AFFILIATIONS

California Bureau of Real Estate
Texas Real Estate Commission
International Council of Shopping Centers
National Association of Realtors
California Association of Realtors
Texas Association of Realtors
Realty Investment Association of California
North Texas Association of Commercial Realtors
Institute Real Estate Management
Orange County Bar Association; Real Estate Section Member

CASE EXAMPLES

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