



**STEVEN D. EPCAR, CPM<sup>®</sup>**  
**Principal**  
**S.D. EPCAR & ASSOCIATES**  
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#### **AREAS OF EXPERTISE**

Expert in Real Estate and Property Management issues including Residential, Retail, Commercial, Condominium and Mixed-use properties. Experienced in the new development process, in organizational assessments, asset repositioning, investment feasibility, litigation support (standard of care, partnership conflicts, brokerage issues, landlord/tenant disputes, valuation, personal injury, environmental issues, malpractice and security), due diligence, business development practices and marketing / branding.

#### **FIRM/EXPERT PROFILE**

Principal, S.D. Epcar & Associates: Real estate consultant to institutional and private investors performing an array of services including asset and property management, organizational assessments, financial feasibility, investments, due diligence, new development services, project management and litigation expert witness support.

President, Residential Services, Carmel Partners: Responsible for property management of this real estate investment, development and management firm with a diverse portfolio of multifamily properties, which included one of the largest assets in the United States.

Principal/Founding Partner, Ventana Property Services: A third party management and consulting service provider involved with both commercial and multifamily assets. Portfolio comprised of 10,000 apartment units and 3,500,000 square feet of suburban, urban and mixed use commercial properties.

President, Prometheus Management Group: Directed the Asset/Property Management activities for both owned and third party fee managed commercial and multifamily assets. Portfolio consisted of 12,000 apartment units and 4,000,000 square feet of commercial assets.

Background also includes positions of increasing responsibility with a variety of real estate management, brokerage, development, and investment firms with real estate assets located throughout the United States and Canada.

#### **EDUCATION/ TRAINING**

BS Degree, Business, with emphasis in Real Estate from the University of Colorado.

Training: Foundations of Leadership Program, Center for Creative Management  
IREM Managing Distressed Properties Certificate (9/15/2020)

#### **PROFESSIONAL QUALIFICATIONS**

Awarded Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM)

Licensed California Real Estate Broker (DRE Broker #00570617)

Licensed Washington State Managing Broker License (4/20/2022)

#### **PROFESSIONAL AFFILIATIONS**

Institute of Real Estate Management

National Multi-Housing Council (past Board Member)

California Housing Council (past Board Member)

Building Owners and Managers Association (past Member)

California Apartment Association (Member, Property Management Policy Subcommittee)

Housing Industry Foundation (past Board Member)

Forensic Expert Witness Association

National Apartment Association

National Association of Realtors