

Scott T. Bennett, CPM®

Curriculum Vitae

The Expert Institute Group, LLC
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Summary

Certified Property Manager®, property management executive, and expert witness.

Overview

As a Multi-Family Expert, my experience is real estate management, including the multi-family, office, and retail organizational structures. My extensive background includes development, operations, risk management, hazard evaluations, safety standards, and “best in class” real estate management. My experience includes over 25+ years of experience in multi-family, commercial, retail, condos, mixed-use management operations, renovations, and evaluating whether multi-family properties have adhered to the standard of care in negligence and premises liability cases. My background also includes significant real estate development services, leasing, and tenant law. I am a Certified Property Management and real estate executive in Texas. My expert witness/litigation support activities over the past 25+ years include working and testifying on behalf of both Plaintiffs and Defendants, with significant deposition and trial experience. My work includes cases both in the State of Texas and outside of the State of Texas. Additional expertise includes property management, premises liability, operational procedures, resident relations, employee policies, vendor policies, risk assessments, slip and fall issues, access gates/fences, security assessments, patrols, lighting, corporate policies, leases, maintenance policies, hiring policies, background checks, supervision, and onsite/offsite management.

Education

Bachelor of Business Administration, Finance

Draughons Business College
Knoxville, Tennessee

Business Management Coursework

University of Tennessee
Knoxville, Tennessee

Certifications

CPM® Accredited Institute of Real Estate Management
Property Management Accreditations

Professional Affiliations

Board of Directors, Texas Housing Association, 2015 - 2018
Member, Austin/Houston/Dallas Apartment Association
Member, Institute of Real Estate Management (IREM) Dallas
Chapter Member, AAGD Dallas Chapter

Member, National Apartment Association
Member, ALM Experts Production

Professional Experience

RockFarmer Properties

Current

VP of Asset and Property Operations

RockFarmer Properties is a developer, owner, and operator of residential and commercial real estate in New York and Texas. The company seeks to undertake transformative projects involving undervalued and/or underserved properties in prime supply-constrained neighborhoods. I currently lead large teams in Class A and B assets managing Multi Family buildings and assets, managing for various investment firms and large corporations. We deliver infrastructure support and full package real estate services from due diligence, risk management, lease up, and staffing. Additionally, we manage the construction process, along with overseeing any large Cap X projects for our investors.

Greystar Management Corp

2021 - 2022

Regional Director

Greystar is a Global leader in rental housing with expertise in real estate sectors across multiple geographies. Currently, I lead a regional team in the Texas market of Class A-B urban assets, managing for various investment firms and large corporations. We deliver infrastructure support and full package real estate services from due diligence, risk management, lease up, and staffing. Additionally, we manage the construction process, along with overseeing any large Cap X projects for our investors. In addition, my team oversees all financial aspects of performance of each asset.

My portfolio currently consists of:

- Overseeing 4,000 residential housing units;
- Managing a team that consistently achieves over 95% occupancy goals;
- Maintaining growth of the portfolios for a minimum of 3.5%; and
- Presenting the Greystar platform to prospective clients for new buildings.

CIM Group

2015 – 2021

Regional Vice President

Lead diverse regional property management efforts of Class A-B urban properties in the Dallas, Houston, Austin, and Chicago markets. Delivered premier, full-service real estate and infrastructure support to multi-unit properties. Reviewed, approved, and monitored capital improvement projects. Proactively audited properties to ensure high standards, identifies issues, and promptly scheduled repairs as necessary to ensure excellent housing standards. Monitored financial performance of real estate holdings. Hired, trained, and maintained outstanding property management staff. Managed mixed-use properties in the Chicago and Texas locations.

My portfolio consisted of:

- Overseeing 2,500 residential housing units;
- Continuously achieving 93-96% annual occupancy rates, which is 3-4% above market average; and
- Maintaining a healthy annual rent growth of 3 – 4% across my portfolio.

Champion Industries

2008 – 2015

Area Manager/TEXAS Division

Developed and managed communities using the Champion product. Maximized community development opportunities, negotiated profitable contracts, and secured long-term vendor agreements. Oversaw hiring, training, and ongoing professional development of property management and administrative staff. Fostered strong relationships with in-house Retail Sales Division and Community Operators. Created reports, administered budgets, and allocated resources in order to ensure operational compliance with industry and corporate standards. Grew the division by adding 15 new locations over a four-year period, which included the expansion and renovation of several existing locations.

Sun Communities Regional Vice President

2001 – 2008

Managed new construction, acquisition, and property management functions of an 18-state real estate investment trust (REIT). Executed management responsibilities for properties throughout Austin, South Central Texas, and the Rio Grande Valley. Secured opportunities for new acquisitions and development, created budgets, and identified financial resources. Negotiated contracts with developers, vendors, and landowners. Hired, trained, and oversaw managers and leasing staff while ensuring compliance with all corporate policies and procedures. Initiated new management process policies as well as a new software program that improved the efficiency of portfolio management administrative activities.

- Earned “Top Region of the Year” Award for 2003 and 2005.
- Recognized as “Most Improved Region” in 2005, 2006, 2008, 2009.
- Implemented new marketing programs that resulted in a 30% increase in portfolio productivity.
- Achieved delinquency rate of less than 2% for overall portfolio.
- Reduced operating costs by 31% in two years.

History of Litigation Support/Expert Witness Experience

Alvarez v. Vista Magnolia Court, LLC, et. al

Azizi v. Trenton Co. Partners, et. al

Baker Family vs. Monarch Management

Better World Properties LLC v. Olive Tree Multifamily Holdings, LLC, et al.

Cavazos v. Ridgecrest Apartments et. al

Cole Harries vs. Finger Companies/Cole Harris

Franklin v. Sanchez

Hamboze, et al v. RAAMCO RBBC, LLC

Harris v. Village on the Lake, et al.

Honore v. Cambridge Villas et al.

Jimenez v. Nicholas Residential LLC, et. al

Jones v. Hudson Real Estate Co., et. al

Kwon v. Templeton Property Management LLC, et al.

Lowe v. Ashler Oaks Apartments

Matlock v. City Gate Property Group, LLC, et al.

Nicola Peters vs. Parkview Court Associates

Olive Tree Holdings vs. Better World Management

Ortega v. NHM Texas Properties LLC

Peters v. Parkview Court Associates LLC, et. al.

Raetzke v. Heritage Park Village Homeowners Association, et. al

Reardon v. Keswani

Ricards v. Oak Tree Apartments

Rusk v. Brittany Place Apartment, et al.

Stevens v. 400RalphSt, LLC et al.
Williams v. MIMG LXXVIII Summit LLC, et. al