

DARYL A. GREENBERG, CPM

1501 CARMEL ROAD CHARLOTTE

NORTH CAROLINIA 28226

704-408-0786

CAREER SUMMARY

- * Real Estate Professional with 30 years of Real Estate experience with an emphasis in Property Management
- * Positions and responsibilities have included Ownership of a Property Management firm; Director of Property Management for Regional Property Management firm(s); Ownership of Single Family Investment Property; Purchase, Renovation, Restoration, Construction, and Sale of Single Family Houses and Condominiums; Owner and Manager of Multifamily Rental Residential, and Commercial Office Buildings; Management of large Warehouse and Flex Office facilities
- * Participation in the Acquisition and Disposition of Income producing real estate for institutional, partnership, and individual clients
- * Property Management Consulting and Expert Witness Services
- * Supervisor Municipal Real Estate Acquisition-Right of Way and Eminent Domain
- * Mediation experiences between public and private sector interests re real estate
- * Single Family Construction
- * Large Land Tract acquisition, tract assembly, land entitlement, disposition of land

EDUCATION

University of Richmond, Richmond, Virginia BS Degree Business

Old Dominion University –Attended MBA Program

Central Piedmont College-Continuing Education

Institute of Real Estate Management-Required and Elective Real Estate Courses

International Right of Way Association –Professional Training

LICENSES, DESIGNATIONS & MEMBERSHIPS

Certified Property Manager [CPM] via the Institute of Real Estate Management

North Carolina Real Estate Broker

South Carolina Real Estate Broker

Member of the Local and National Institute of Real Estate Management

PROPERTY MANAGEMENT EXPERIENCES

- * Have directed the property management operations for an excess of 24,000 multifamily units; suburban office buildings and urban warehouses those properties being located in multiple states including Virginia, North Carolina, South Carolina, Georgia, Florida, and Pennsylvania
- * Director of Property Management with staff of 250 persons
- * Designed Operating systems for property operations, written operations manuals
- * Increased Top and Bottom line revenues for both income properties and management firms
- * Managed High Rise Residential and Mixed Use buildings as well as Garden units
- * Capital and Operations Budgeting, Hardware and Software Decisions
- * Leasing new projects and releasing vacant units/suites and tenant up fitting
- * Specializing in Problem Property Turnaround

RESTORATION AND RENOVATION OF REAL ESTATE

- * Renovation of living units, common areas, mechanical areas, HVAC, and safety systems in high rise residential, office buildings, and mixed use buildings.
- * Renovation and Restoration of older single family homes thereby adding value and reselling or maintaining for personal portfolio
- * Project Management involving million dollar budgets for the restoration and remarketing of single family, multifamily, and suburban office properties

LAND BROKERAGE

- * Location of land tracts in the Carolinas for sale to developers
- * Negotiation with sellers and buyers of land tracts

SINGLE FAMILY HOME CONSTRUCTION

- * Built several new single family homes, and substantially renovated many more

EMINENT DOMAIN PROPERTY ACQUISITION

- * Acquisition Director for City of Charlotte North Carolina
- * Acquired property for municipal projects and directed staff of 20

EXPERT WITNESS SERVICES

- * Property Owner and Management Firm liability-negligence and personal injury to third party invitee
- * Property Owner and Management Firm liability-negligence and personal injury to tenant
- * Premises Safety- Foreseeable physical conditions that can affect safety of tenants, invitees, and employees
- * Consultation to attorneys on Management Responsibility and Normal and Customary Management Practices

REPRESENTATIVE CASES

- Brain injury to a child due to stairway collapse
- Permanent paralysis of a tenant due to gunshot wound
- Loss of a child's eye due to a damaged construction site fence
- Loss of leg to an invitee due to a fall from a condo balcony
- Tenant has foot amputated due to property management negligence
- Personal injury to a tenant due to fall from a commercial office building roof
- City exercising eminent domain without sufficient compensation
- City taking more private property than required for a public project

EXPERT WITNESS REFERENCES

Attorneys Tom Hefferon or Paul Hefferon
C/o Hefferon & Hefferon
301 South McDowell Street
Charlotte, NC 28204
704- 376-3700
(Re: Horton vs. Briar Creek Commons)
(Re: Van Bui vs. Brown and Glenn Realty)
(Re:Townson vs. Foxfire Associates)
Plaintiff Representation

Attorney, Wayne Tosko
315 East Robinson Street
Suite 275
Orlando, Fla. 32801
407-481-9300
Mittag v. Vista Properties, et al
Defendant representation

Attorney Mike Workman
c/o Workman Law Firm
1208 South Tryon Street
Charlotte, NC 28203
704-714-6550
(Re: Wentz v. Foxridge HOA and Birdseye
Realty 3-2008)
Plaintiff Representation

Attorney Lance Wittry
C/o Wittry and Wittry
702 Yosemite Drive
Indianapolis, Indiana 46216
317-590-3879
(Re: Gill vs. Triangle Associates, et al)
Plaintiff Representation

