

**Fred Schuster**  
**FGS Realty Advisors, Inc.**  
**Expert Witness & Litigation Support Services**

FGS Realty Advisors (“FGS”) is a real estate consulting firm focused exclusively on expert witness and litigation support engagements. We work with law firms and their clients to analyze complex real estate, financial, and operational issues, delivering clear, well-supported opinions that withstand scrutiny in deposition and at trial.

Fred Schuster, Principal of FGS, brings more than 30 years of real estate experience and over 15 years serving as an expert witness. His background combines senior-level operating experience with deep financial expertise, allowing him to bridge the gap between technical analysis and practical, real-world application—an essential capability in litigation.

Mr. Schuster has been engaged in matters involving:

- Economic damages and lost profits
- Business interruption
- Real estate development and construction related claims
- Forensic accounting and financial analysis
- Finance and capital stack structures
- Brokerage standard of care and fiduciary duties
- Feasibility analysis and valuation
- Asset management and development
- Investor and partnership disputes in real estate ventures
- Homeowner association disputes
- Branded residential structuring
- Management agreements and operator disputes

His work is grounded in decades of hands-on experience across the full lifecycle of real estate assets.

Mr. Schuster previously served as Chief Financial Officer and Chief Investment Officer of The Robert Green Company (“RGC”), a luxury hotel and mixed-use development, ownership, and asset management firm. In that role, he was directly involved in the financial structuring, development, and asset management of complex, high-profile projects, including Pendry San Diego, Montage Healdsburg, Montage & Pendry La Quinta, Four Seasons Resort and Residences Jackson Hole, and Four Seasons Palo Alto.

Earlier, Mr. Schuster spent eight years with Four Seasons Hotels and Resorts as part of the start-up team for the company’s Residential Properties division. As Corporate Director of Finance, he helped develop the financial and operational framework for luxury branded residential projects worldwide—experience that provides unique insight into mixed-use and hospitality-related disputes.

In addition, Mr. Schuster played a key role in launching a Windermere Real Estate franchise, where he served as designated Broker/Officer. He oversaw operations for more than 300 agents

across eight offices, supporting over \$1 billion in annual sales volume, and brings direct expertise in brokerage practices, standards of care, and industry customs.

He began his career with Kenneth Leventhal & Company, CPAs (later merged with Ernst & Young), where he served as a Senior Auditor for prominent real estate clients.

Mr. Schuster holds a Bachelor of Science in Business Administration (Accounting) from San Diego State University. He is a Certified Public Accountant (CPA) in the State of California (License #130159) and a licensed Real Estate Broker (License #01432302).

### **Representative Value to Counsel**

Mr. Schuster is frequently engaged where counsel requires an expert who can:

- Translate complex financial and real estate concepts into clear, credible testimony
- Quantify and support damages with rigorous, defensible methodologies
- Evaluate industry standards and practices in brokerage, development, and asset management
- Analyze large, document-intensive matters efficiently and strategically
- Communicate persuasively in written reports, deposition, and trial testimony