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

Fred Schuster is a real estate finance, development, and hospitality industry expert with more than 30 years of experience and over 15 years serving as an expert witness and litigation consultant in complex real estate disputes. Through FGS Realty Advisors, Mr. Schuster provides expert witness and litigation support services to law firms, ownership groups, investors, lenders, and other stakeholders involved in sophisticated real estate, hospitality, finance, and operational matters.

Mr. Schuster's experience combines senior executive leadership, institutional real estate finance expertise, development oversight, asset management, brokerage operations, and forensic financial analysis. His background allows him to provide practical, well-supported opinions grounded in real-world industry experience across the full lifecycle of real estate assets and investments.

Mr. Schuster has been engaged in matters involving:

Financial & Damages Analysis

- Economic damages and lost profits
- Business interruption
- Forensic accounting and financial analysis
- Feasibility analysis and valuation
- Finance and capital stack structures

Real Estate Development & Hospitality

- Real estate development and construction-related claims
- Asset management and development issues
- Management agreements and operator disputes
- Branded residential structuring
- Hospitality and mixed-use developments

Brokerage, Fiduciary & Ownership Disputes

- Brokerage standard of care and fiduciary duties
- Investor and partnership disputes
- Homeowner association disputes
- Industry customs, standards, and practices

Mr. Schuster has appeared in court for testimony, and provided expert analysis and consulting services in litigation, arbitration, mediation, and other dispute-related matters requiring complex financial, operational, and real estate expertise.

Prior to launching FGS Realty Advisors, Mr. Schuster served as Chief Financial Officer and Chief Investment Officer of The Robert Green Company ("RGC"), where he was directly involved in the financial structuring, capitalization, development, refinancing, recapitalization, and asset management of high-profile hospitality and mixed-use projects. Representative projects included Pendry San Diego, Montage Healdsburg, Montage & Pendry La Quinta, Four Seasons Resort and Residences Jackson Hole, and Four Seasons Palo Alto.

Earlier in his career, 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, providing unique expertise in hospitality, mixed-use, and branded residential matters.

Mr. Schuster also played a key role in launching a Windermere Real Estate franchise operation, where he served as designated Broker/Officer overseeing more than 300 agents across eight offices with annual sales volume exceeding $1 billion. This experience provides direct insight into brokerage operations, fiduciary duties, industry customs, and standards of care.

He began his career with Kenneth Leventhal & Company, CPAs (later merged with Ernst & Young), serving 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 - C.P.A. (inactive), in the State of California and a licensed California Real Estate Broker.

Representative Value to Counsel

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

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