

**K. DAVID MEIT, CPM®, ARM®, GRI®**

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***Award-winning real estate manager, developer, and advisor with over thirty-five years of experience managing conventional and rent-regulated multifamily, mixed-use, and retail properties in suburban and urban markets. Holds multiple leadership roles in the Institute of Real Estate Management and the National Apartment Association. Serves as an expert witness in multiple cases involving property management standard of care.***

**PROFESSIONAL EXPERIENCE**

**Principal, Expert Witness**

Oculus Realty, LLC, Gaithersburg, MD  
2/10 – present

Real estate management and advisory services in the Washington, DC metropolitan area. Expert witness services in property management standard of care. Licensed real estate broker in the District of Columbia, Commonwealth of Virginia, and State of Maryland.

**Principal**

Oculus Development & Advisory Services, LLC, Gaithersburg, MD  
1/18 – 12/24

Real estate development of multifamily and mixed-use communities and property management advisory services for property investors and developers.

**Co-Founder, Partner**

Real Estate Service Systems, LLC, Germantown, MD  
11/14 – present

Ensuring multi-family property managers and investment rental owners meet their change of occupancy goals. RESS reduces vacancy loss by timely providing all necessary turnover services.

**Senior Vice President, Residential**

Vornado/Charles E. Smith (now JBG Smith), Arlington, VA  
5/09 – 4/10

Established multifamily property management operations in the Washington, DC metropolitan area.

**Executive Vice President**

DARO Realty, Inc., *Washington, DC*  
1/00 – 5/09

Responsible to the Board of Directors for the strategic planning and the ongoing operations of a real estate firm that owns and manages multifamily investment property in Washington, DC. Served as the firm's Principal Real Estate Broker. Regularly handled insurance claims, legal cases (tort and landlord & tenant), regulatory affairs, and labor issues, including successfully resolving OSHA and EEOC matters.

**Property Director**

Forest City Residential Management, Inc. (now Brookfield Properties), *North Bethesda, MD*  
10/98 – 1/00

Responsible for the delivery and initial occupancy of The Grand, a 552-unit ultra-luxury apartment community, in North Bethesda, Maryland. Supervised resident services, marketing, maintenance, Low Income Housing Tax Credit (LIHTC) compliance, and accounting departments with a total staff of over thirty.

**Senior Property Manager**

Bozzuto Management Co., *Greenbelt, MD*  
9/96 – 10/98

Manager of two communities including Silverwood Farm, a 145-unit Low Income Housing Tax Credit (LIHTC) apartment community in Southern Maryland and Regents Park, a new 360 luxury apartment community in Northern Virginia.

**Management Executive**

Lawrence Properties, *New York, NY*  
8/94 – 8/96

Supervised a mixed portfolio of luxury cooperative condominium and rental properties in many parts of New York City.

**Vice President, Property Manager**

Meit & Maxwell Properties, Inc., *New York, NY*  
1/90 – 8/94

Co-founder and manager of the operations of a real estate firm that owned and managed multifamily investment property in the Harlem neighborhood of New York City.

## PROFESSIONAL AWARDS

### *Institute of Real Estate Management*

**AMO® of the Year Award, 2015**

**CPM® of the Year Award, 2012**

**Past President's Award, 2012**

### *Property Management Association*

**PACE Award, Distinguished Community, The Bottling Plant, 2021**

**PACE Award, Washington, DC Lease-Up, South Cathedral Mansions, 2017**

**PMA President's Award, 2003 & 2005**

**PMA Vision Award, 2004**

**Property Manager of the Year, 1998**

### *Apartment & Office Building Association*

**Outstanding Leadership Awards, 2005 & 2007**

**AACE Award Washington, DC Service Team, Sedgwick Gardens, 2006**

**AACE Award, Virginia Garden New Upscale, Regent's Park, 1997**

### *Delta Associates*

**Best Low-Rise Apartment Community of the Year, The Bottling Plant, 2020**

**Best Renovation Apartment Community of the Year, South Cathedral Mansions, 2017**

**Best Adaptive Reuse Apartment Community of the Year, 220 Twentieth Street, 2010**

**Mid-Atlantic Property of the Year, The Grand, 2000**

### *Michelson Found Animals*

**Contribution to Pet-Inclusiveness in Rental Housing, 2024**

## **PROFESSIONAL AFFILIATIONS**

**Institute of Real Estate Management** 1994 – present  
Chair, National Ethics Committee, 2025 – present  
Chair, Ethics Hearing & Discipline Board, 2015 – present  
Governing Councilor, 2018 – 2024  
Vice Chair, Designations & Certifications Committee, 2023 – 2024  
Vice Chair, National Finance & Audit Committee, 2017 – 2018  
President, West Central Maryland Chapter 92, 2012  
Chair, Region 3 Education Committee, 2007 – 2009  
Member, National Education Committee, 2009

**National Apartment Association** 2000 – present  
Member, Budget & Finance Committee, 2023 – 2024  
Member, RPM Careers Committee, 2023 – 2024

**Maryland Multi-Housing Association** 2020 – present

**Urban Land Institute** 2004 - present

**Property Management Association** 1996 – 2023  
President, 2004

**Apartment & Office Building Association** 2000 – present  
Director, Advisory Board of Directors, 2007 – present  
Chair, DC Tax Working Group, 2007 – 2008  
Chair, Education Committee, 2005 – 2006  
Working Group Member, Rent Control Reform Amendment Act, 2005 – 2006

**Greater Capital Area Association of REALTORS®** 2002 - present  
Member, Property Management Advisory Group, 2006 – 2008

**National Association of REALTORS®** 2000 – present

**American Bar Association** 2020 – present  
Real Property, Trust, and Estate Law Section

**National Fire Protection Association** 2024 – present

**International Code Council** 2024 – present  
Building Safety Professional Member

## **PROFESSIONAL LICENSES & ACCREDITATIONS**

**Principal Broker** District of Columbia (License No. BR98358820)

**Broker** Commonwealth of Virginia (License No. 0225211150)

**Broker** State of Maryland (Registration Certificate No. 525482)

### **Institute of Real Estate Management**

Accredited Management Organization® (AMO®) 2013 – present

- Executive CPM® of Oculus Realty, LLC

Certified Property Manager® (CPM®) 2002 – present

Accredited Residential Manager® (ARM®) 1994 – present

### **National Association of REALTORS®**

Graduate, REALTOR® Institute, (GRI®) 2002 – present

## **VOLUNTEER EXPERIENCE**

**City of Gaithersburg** 2013 – present

Commissioner, Commission on Landlord-Tenant Affairs

**Tour24** 2020 - present

Board Member, Board of Advisors

**The Metropolitan Center for the Visual Arts (VisArts)** 2022 – 2024

Board Member & Chair, House Committee

**Makom** 2019 – 2024

Chair, DREAM Committee

**Hamiltonian Artists** 2017 – 2021

Executive Board Member & Treasurer

**Woodley Park Main Streets** 2018 – 2019

Board Member & Treasurer

**CASA de Maryland** 2014 – 2017

Workforce Advisory Board Member

**Rebuilding Together Montgomery County** 2010 – 2012

Board Member

**Temple Beth Ami** 2006 – 2010

Board Member & Treasurer

## EDUCATION

**Boston University** Boston, MA  
Bachelor of Arts, *cum laude*, 1990

**New York University** New York, NY  
The Real Estate Institute, courses in property administration and building systems, 1991

**Property Management Association** Bethesda, MD  
Fellowship Program, 1998

**The Washington, DC Association of REALTORS®** Washington, DC  
Graduate, REALTOR® Institute, 2002

**Urban Land Institute** Washington, DC  
Real Estate Development Process: Part I & II, 1998  
Reading Construction Documents, Construction Fundamentals for Development Professionals, 2006

## PUBLICATIONS

*Commitment to Integrity, Inclusivity, and Excellence.* **Journal of Property Management**, IREM, March/April 2025  
*Fostering Trust and Driving Value With 3rd-Party Clients.* **Multi-Housing News**, January 2025  
*Proactively Managing Risk in Property Management* **Multi-Housing News**, May 2024  
*What Would You Do?* **Journal of Property Management**, IREM, May/June 2018  
*Secrets of Successful Property Management Companies.* **AppFolio & Grace Hill**, May 2013

## IN THE MEDIA

*More to Learn in 2025* **MHN Executive Council**, December 2024  
*Marketing Strategies You Can't Live Without in 2025* **MHN Executive Council**, November 2024  
*When NOT to Use AI* **MHN Executive Council**, October 2024  
*Standards, Stories, and the Stand: A Property Expert's Journey* **On the Stand with Ashish Arun**, October 2024  
*2024's Surprising Multifamily Trends* **MHN Executive Council**, September 2024  
*Q&A with Oculus Realty* **SatisFact Research**, July 2024  
*Ideas for Unique Resident Events* **MHN Executive Council**, February 2024  
*Quick Tips for Reputation Management* **MHN Executive Council**, April 2023  
*Friending Your Renter's Best Friend* **UNITS**, NAA, December 2022  
*On the Cutting Edge: Pet Policies and Amenities to Attract and Retain Renters* **Multifamily Executive**, May 2022  
*Episode 10 Expert Witness | K. David Meit Oculus Realty* **Planned's 10 Minute Podcast**, April 2022  
*Oculus Realty's No Pet Restrictions Policy: Case Study #2* **The Pet Inclusive Housing Initiative**, April 2022  
*Advice for Property Managers and Owners from K. David Meit, CPM®, GRI®* **AppFolio**, August 2015  
*Q/A: The "Ringmaster": an exclusive interview with K. David Meit, CPM, GRI, with Oculus Realty, LLC, AMO*  
**Journal of Property Management**, IREM, May/June 2015  
*The Colonel in DC's Historic Shaw Neighborhood Now Leasing Units for \$2K+* **Just Luxe**, December 2014  
*Housing the Rich and Famous* **Multifamily Executive**, July 2010  
*Revitalizing Vintage Buildings* **Journal of Property Management**, IREM, November/December 2008