

## Curriculum Vitae of Jeffrey S. Lapin, CPM®, ARM®, DREI®

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### **Profile:**

An expert in real estate management, maintenance, and reasonable standards of care for commercial and residential properties, including inspection and maintenance policies and procedures, landlord premises liability, financial reporting and fiduciary duties.

As an expert witness since 2015, I have been engaged on a multitude of cases involving reasonable standards of care for landlords and property managers, fiduciary duties and related topics for commercial and residential properties by attorneys representing both plaintiffs and defendants. My area of focus pertains to a landlord's/property manager's duty to perform regular, documented property inspections, to diligently act on the findings of such inspections and to maintain a reasonably safe and secure property at all times.

I have been actively and directly involved in the management of all types of real estate since 1984, first as a property manager and later as a property management supervisor, management company co-owner and senior executive for national management companies.

Since 2011, I have been an Instructor delivering quality education and training of real estate professionals through the Institute of Real Estate Management (IREM®) and the Building Owners and Managers Association (BOMA®). As an Instructor for both of these prestigious organizations, teaching accreditation courses in property maintenance, risk management, ethics and finance, I have helped hundreds of real estate professionals advance their understanding and application of these topics.

In 2016, I was President of IREM Chapter 22 in Sacramento, California.

In 2020, I was a contributor to the IREM® publication: Best Practices For Real Estate Management Services.

Since 2018, I have been an Adjunct Professor teaching Real Estate Principles courses, first at the University of California at Sacramento (formerly of faculty) and since 2020, at the University of Tennessee at Chattanooga (currently of faculty) in my home state of Tennessee.

I am also an Instructor for Tennessee Real Estate Education Systems (TREES), teaching pre-license real estate courses in Tennessee.

I hold a Certified Property Manager (CPM®) designation and an Accredited Residential Manager designation (ARM®) from the Institute of Real Estate Management (IREM®), a Distinguished Real Estate Instructor (DREI®) designation from the Real Estate Educators Association (REEA) and am an active real estate licensee in both California and Tennessee.

**Education:**

Master of Business Administration (MBA) – Pepperdine University, Malibu, California

Bachelor of Science – Business Administration – University of Southern California (USC), Los Angeles, California

**Professional Qualifications:**

Vice President, Property Management, Licensed Real Estate Officer, partner and Supervising CPM® for a national real estate investment company. Retired August, 2021

Licensed Real Estate Broker – California Dept. of Real Estate since 1985 – Lic. #00823766

Licensed Affiliate Broker – Tennessee Real Estate Commission – Lic. #363444

Certified Property Manager (CPM®) – Institute of Real Estate Management ([www.irem.org](http://www.irem.org))

Accredited Residential Manager (ARM®) - Institute of Real Estate Management ([www.irem.org](http://www.irem.org))

Distinguished Real Estate Instructor (DREI®) – Real Estate Educators Association (REEA®)

Former Adjunct Professor – California State University Sacramento – College of Business – Real Estate Principles (FIN 19)

Adjunct Professor – University of Tennessee Chattanooga – Gary Rollins College of Business – Real Estate Fundamentals (FIN 3710)

2023 – Member Knowledge Solutions Advisory Council – IREM® National

Member – IREM® Best Practices Working Group – Contributor to 2020 Best Practices publication by the Institute of Real Estate Management (ISBN-13: 978-1-57203-290-3)

2021 – CPM® Member – IREM Chapter 57, East Tennessee

2016 President – Institute of Real Estate Management (IREM®) Chapter 22 – Sacramento, California

IREM® CPM® of the year – 2014 & 2017

Certified Instructor – IREM® national CPM® (Certified Property Manager) designation curriculum - MNT402 (Managing Maintenance Operations and Property Risk), FIN402 (Budgeting, Cash Flow and Reporting for Investment Real Estate) & ETH800 (Ethics for the Real Estate Manager) and numerous live and webinar courses.

Instructor – BOMI® International (Building Owners and Managers Institute International) –

Design, Operation and Maintenance of Building Systems, Part I & II and Environmental Health and Safety.

Faculty Instructor –Tennessee Real Estate Education Systems (TREES)– TN Pre-license Education Courses

Certified Distance Educator – ARELLO (Assoc. of Real Estate Law Officials)

Member – IREM® Academy of Authors

### **Peer-reviewed Journal Articles**

Lapin, J.L. (2017). For Safety's Sake: A Reasonable Standard of Care for Commercial Properties. *Journal of Property Management Vol. 82, No. 1 – Jan/February, 2017, 9-12.*

Lapin, J.L. (2018). Do You Speak Finance?: How Owner Buy-In Begins Positioning Potential Expenses as Investments. *Journal of Property Management Vol. 83, No. 2, March/April, 2018, 28-30.*

Lapin, J.L. (2018). Five Steps Every Property Manager Should Take to Improve Maintenance. *Journal of Property Management Vol. 83, No. 3, May/June, 2018, 28-30.*

Lapin, J.L. (2020). Come On Back, the Air is Fine!: New Technology in HVAC Systems May Help Property Managers Reassure Nervous Tenants. *Journal of Property Management Vol. 86, No. 1, January/February, 2021.*