


# Scott T. Bennett

Property Management Executive | CPM® Certified Candidate

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## Profile

Seasoned real estate executive and Certified Property Manager (CPM® Candidate) with more than 34 years of multifamily, condominium, HOA, and mixed-use property management and development experience. Extensive background in operations, leasing, risk management, hazard evaluations, tenant law, and application of property safety standards to ensure best-in-class performance and regulatory compliance.

Highly skilled in renovations, property inspections, due diligence, Capex planning, and adherence to maintenance standards, codes, ordinances, and life-safety requirements. Adept at leading the repositioning of distressed assets, correcting deferred maintenance, and implementing organizational and operational structures that improve asset performance and minimize liability exposure.

As an expert witness, I bring three decades of litigation support experience, testifying for both Plaintiffs and Defendants across multiple states. My expertise includes forensic analysis, safety failures, standards of care, premises liability, operational negligence, and evaluating life-safety protocols within the built environment. Deep knowledge of the obligations property owners and management companies owe to residents, guests, invitees, and foreseeable third parties on the premises.

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## Specialized Expertise

- **Property & Asset Management:** Operations, leasing, oversight, capital planning, vendor policies, staffing, corporate compliance
- **Risk & Safety Management:** Hazard assessments, slip/trip/fall analysis, security, lighting, patrols, access control, fencing, mold, and remediation
- **Standard of Care:** Compliance with municipal codes, OSHA, NFPA, ICC, IREM best practices, and industry-recognized operational standards
- **Litigation Support:** Premises liability, landlord-tenant disputes, employee/HR standards, vendor oversight, policy deficiencies, and maintenance failures

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## Skills & Areas of Expertise

- Property Management
- Portfolio Operations & Governance
- Team Leadership & Development
- Tenant/Resident Relations
- Strategic Marketing
- Budgeting & Financial Planning
- Property Maintenance Oversight
- Code Compliance & Life-Safety
- Vendor & Contract Negotiations
- Risk Management & Mitigation
- Accident / Injury Investigations
- Mold Hazards & Exposure Analysis
- Renovations & Capex Projects
- New Construction Oversight
- LIHTC Housing
- Communication & Reporting
- Process Improvement
- Proactive Issue Resolution

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## Professional Experience

### Rock Farmer Properties

#### **Vice President, Asset Management | 2023–2025**

Integrated real estate and investment services firm

- Directed residential real estate portfolios with a focus on maximizing asset value through strong operations, financial discipline, and strategic planning.
- Led complete repositioning of distressed and underserved properties, improving performance, marketability, and long-term asset value.
- Collaborated with institutional investors on acquisitions, stabilization, and management of various asset types.
- Oversaw construction, renovations, infrastructure improvements, due diligence, risk management, lease-up strategy, staffing, and compliance with industry standards of care.
- Elevated safety and security performance through proactive hazard identification and mitigation across all buildings and grounds.

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## **Greystar Investment Management**

### **Senior Regional Manager | 2021–2023**

Global leader in rental housing and property investment

- Led multiple regional teams overseeing urban multifamily portfolios for major investment groups, maintaining occupancy and consistent year-over-year NOI growth.
- Directed significant Capex and construction projects, meeting all quality, budget, and schedule expectations.
- Implemented risk assessments, safety programs, and operational strategies contributing to 3.5%+ annual portfolio growth.
- Designed and executed a management strategy resulting in a 10% occupancy increase and 13% rental income growth in the first year.

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## **CIM Group**

### **Regional Vice President | 2015–2021**

- Managed Class urban multi-family and mixed-use assets across Dallas, Austin, Houston, and Chicago markets.
- Conducted routine inspections, ensured prompt repairs, and enforced high housing standards.
- Optimized financial performance and ROI across mixed-use portfolios exceeding 4,900 units.
- Hired, trained, and developed outstanding property management teams.
- Maintained high occupancy, consistently outperforming market averages.

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## **Champion Industries**

### **Area Manager | 2011–2015**

- Developed and managed communities utilizing Champion's product lines.
- Negotiated contracts, secured long-term vendor agreements, and expanded the division by 10 new locations in four years.
- Implemented preventative maintenance initiatives, reducing maintenance costs by 20% and decreasing tenant complaints by 30%.

# Sun Communities

## Regional Vice President | 2001–2011

- Oversaw new construction, acquisitions, and management across an 18-state REIT portfolio.
  - Negotiated large-scale contracts with developers and vendors to maximize financial performance.
  - Implemented new management processes and software platforms, improving portfolio efficiency by 30%.
  - Achieved delinquency rates below 2% while reducing operating costs by 31% within two years.
  - Earned Top Region of the Year (2003 & 2005) and Most Improved Region (2005, 2006, 2008, 2009).
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# CMH, Inc.

## Regional VP | 1985–2001

- Oversaw acquisitions, new community development, and regional operations.
  - Increased regional productivity by 20% through strong leadership and operational improvements.
  - Conducted safety evaluations and implemented measures to protect resident security.
  - Earned Lifetime Chairman’s Award and Legendary Service Award for outstanding achievement and service.
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# Additional Expertise & Achievements

- **OSHA General Industry Certification**
  - **Author:** Multifamily and Retail Safety Manuals (aligned with OSHA, NFPA, ICC, IREM)
  - **Inspection Protocol Developer:** Standardized monthly/quarterly inspection checklists to improve foreseeability, risk management, and compliance
  - Recognized with multiple awards for operational excellence, resident safety, and leadership
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# Education & Certifications

**Bachelor of Business Administration, Finance** – Draughon’s College  
**Business Management Coursework** – University of Tennessee Knoxville

## Professional Certifications:

- CPM – Institute of Real Estate Management
  - NAAEI CAPS – Certified Apartment Portfolio Supervisor
  - LIHTC Certifications
  - ASMTRK Asset Management
  - Fair Housing Compliance
  - Ethics & Compliance (IREM)
  - Risk Management, Property Maintenance, Lease Management, Business Planning
  - Managing Maintenance Operations and Property Risk (MNT).
  - Asset Analysis of investment Real Estate (ASM).
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## Professional Affiliations

- Board of Directors, Texas Housing Association (2015–2019)
- Fort Worth Apartment Association Volunteer Board
- Texas Apartment Association (TAA) – REDBOOK Certified
- IREM Dallas Chapter – Member; Member Experience Advisory Council
- IREM Collegiate Coach & Undergraduate Mentor
- AAGD, FWAA, NAA, AAA, NARPM – Member
- FBOA – Past President
- Expert Witness Institute – Panel Expert
- SEAK Consulting Group – Expert Witness
- International Code Council (ICC) – Member
- National Fire Protection Association (NFPA) – Member
- Rental Housing Journal – Contributor