

Lark Gwartney, CDRE

9255 W Sunset Blvd, Suite 1000, West Hollywood, CA 90069

619.647.3687

Lark@californianestates.com

Lark Gwartney is a Realtor, specializing in property acquisition and valuation. He has valued thousands of properties in his career, and is laser-focused on ensuring that sellers maximize their return. As a Certified Divorce Real Estate Expert, Lark brings his skills in mediation and negotiation to serve divorcing home owners and their attorneys.

PROFESSIONAL HISTORY

Director of Acquisitions and Sales: Hollywood Hills | Silver Lakes | Los Feliz

Californian Estates: West Hollywood, CA — 2017-Present

Responsible for identifying, analyzing and preparing financial analysis of development opportunities in Hollywood Hills, Silver Lake and Los Feliz for our developer pool by analyzing highest and best use, zoning, development potential, slope analysis, local building code, transit oriented community (TOC) tier level for density bonus, and more. Also responsible for standard sales in the traditional real estate capacity that ranged from 1920s Spanish to new developments in areas from Los Angeles to Rancho Cucamonga, Phelan to Riverside. Personally Mentored by the Woolfs of Bel Air.

Director of Investor Relations | Nationwide

Trinity Monetary Fund: Rancho Cucamonga, CA — 2018-Present

Responsible for identifying, screening and presenting investment opportunities to accredited investors to invest in a registered PPM fund were funds were used to invest in real estate opportunities from SFRs to land to commercial developments. Personally mentored by Manny Badiola (CEO of TMF).

Project Marketing, Sales, Acquisitions

Gotham Properties International: West Hollywood, CA — 2016-2017

Trained in identifying, analyzing and preparing financial analysis of opportunities that fit our EB5 investor's criteria for long term buy and hold investments on new developments. Our objective was to find new builder developments interested in wholesaling large blocks (50-100 units) to resale to our EB5 investors with upgraded features to cash flow and allow them to place enough money in the states to register children at colleges in the states. (Personally Mentored by Robert Money Diamond, AKA. Terry Robertson, the number one agent in California History and Erik Coffin, CEO of Gotham International).

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Flip Acquisitions through Berkshire Hathaway MAP program

Berkshire Hathaway Home Services: Walnut, CA — 2015-2016

Responsible for identifying, analyzing and preparing financial analysis of flip opportunities in the Los Angeles and inland empire areas of Southern California. My objective was to make profit for my in house investor by finding flip opportunities (properties with a great resale value after acquiring, renovating and selling). (Personally Mentored by Robert Money Diamond, AKA. Terry Robertson, the number one agent in California History).

Trinity Redevelopment — 2014-2015

Responsible for identifying, analyzing and preparing financial analysis of flip opportunities in the inland empire of Southern California. My objective was to make profit for my investor by finding flip opportunities (properties with a great resale value after acquiring, renovating and selling). From 2014 to 2015 (between myself and two other agents), we acquired rehabbed and sold 123 properties with a success rate of one loss, two break evens and 120 profitable investments.

CERTIFICATIONS

- Certified Divorce Real Estate Expert through The Illumni Institute Master Course
 - The Anatomy of Divorce
 - The Landscape of Divorce Finance
 - Introduction to Divorce Court
 - The Ethics of Certified Divorce Real Estate Experts
 - Communicating as a Neutral Expert
 - How To Sell A House In Conflict
 - CDRE™ Fair Market Valuations

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TEACHING HISTORY

Frequent in-school and elementary appearances for career days

Training Young Adults for the past 5 years to find their passion, their “Why” and how to connect the resources they need to fulfill their “Why”. During the last 5 years our group has grown from zero to over 550 members.

Training Young Adults for the past year with Manny Badiola of Trinity Monetary Fund to grow and direct the next generation of young entrepreneurs.

PROFESSIONAL AFFILIATIONS

- National Association of Realtors
- California Association of Realtors
- Beverly Hills Greater Los Angeles Association of Realtors
- Citrus Valley Association of Realtors
- Californian Estates Inner Circle
- BHGLAAR Young Professionals Association
- The MLS Member

DIVORCE REAL ESTATE INSTITUTE

This is to certify that

Lark Gwartney

has satisfactorily completed the 10-hour Divorce Real Estate Principles Course,
40-hour live Divorce Real Estate Master Course, and all other mandatory requirements

to be hereby declared as a

CERTIFIED DIVORCE REAL ESTATE EXPERT

as of this day on October 11, 2019.



Laurel Starks
Founder
Divorce Real Estate Institute



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INSTITUTE

