

Mark Dunec

Senior Managing Director

+1 973.852.8241

mark.dunec@fticonsulting.com



Location

Roseland, New Jersey

Certifications

Appraisal Institute, MAI
 Canadian National Association
 of Real Estate Appraisers
 (CNAREA), Designated Appraiser
 Commercial (DAC)
 Counselors of Real Estate, CRE
 Licensed/Certified General Real
 Estate Appraiser, AZ, CA, CO, CT,
 FL, GA, IL, IN, MA, NJ, NY, PA,
 TN, TX, VA, WA
 Royal Institution of Chartered
 Surveyors, FRICS

Education

B.A., History, York University
 M.B.A., Finance, Pace University

Mark Dunec develops strategic real estate operating and capital markets solutions for both domestic and international clients. Mr. Dunec has more than 20 years of experience in the real estate industry, specializing in underwriting pro forma cash flow, valuation, acquisition due diligence, financing, recapitalization, and asset and entity restructuring and repositioning.

Mr. Dunec has worked on complex real estate advisory projects across the United States, as well as in the Bahamas, Canada, Costa Rica, Croatia, England, Ireland, Panama and the United Arab Emirates. Throughout his career, Mr. Dunec has created and maintained pro forma cash flow models, calculated various sensitivity analyses, determined the profitability of investments and assisted with the management of the entitlement, closing and due diligence processes. He has in-depth experience across all types of commercial and special use properties, with a particular emphasis on hospitality, healthcare and development properties.

Mr. Dunec also has extensive experience encompassing the life cycle of tax liens. He has been involved in the purchasing, managing and redemptions of tax lien portfolios.

Prior to joining FTI Consulting, Mr. Dunec was a Financial Analyst in Lend Lease's Project Finance group, where he led the underwriting efforts for acquisitions and developments totaling over \$500 million. Mr. Dunec was also a Real Estate Analyst for Shurgard Storage Centers, a self-storage REIT, prior to the acquisition by Public Storage, where he was responsible for over \$70 million of acquisition and re-development capital of the company's portfolio. Mr. Dunec began his career as an Associate in KPMG's Compensation & Benefits Practice, specializing in executive compensation and the calculation of golden parachutes.

In addition to providing valuation, litigation support and expert testimony, Mr. Dunec teaches graduate real estate courses as an adjunct professor at the University of Miami.



Additional

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Disclosure of Deposition/Trial Testimony

TBG Funding LLC v. Kenwood Commons, LLC et al., Supreme Court of the State of New York County of Albany, Index No. 902353-19

John C. Tatum III et. al., v. Fairstead Affordable LLC et. al., Chancery Court of the State of Delaware, C.A. No. 2022-0970-JTL

1101-43 Ave Acquisition LLC v. Sonder Hospitality USA Inc., et. al., Supreme Court of the State of New York County of New York, Case No: 653840/2020

Boster Associates Limited v. Dynamic Finance Corporation et. al., Superior Court of the State of California for the County of Los Angeles, Case No. BC488552

Chaim Laibel Newhouse et. al., v. SSMG Realty LLC et. al., Supreme Court of the State of New York County of Richmond, Index No. 151962/2021

10839 Associates et. al., v. Second 485 Associates et. al., Supreme Court of the State of New York County of New York, Index No. 655874/2020

Catellus Fiber Options, LLC v. Centurylink Communications, LLC, American Arbitration Association, No: 01-22-0002-7979

City Colleges of Chicago vs. Moody Nolan, Inc., et al., Circuit Court of Cook County, Illinois County Department, Law Division, Case No. 2019 L 14185

State of Arizona, ex rel. Mark Brnovich, Attorney General vs. Arizona Board of Regents, Arizona Superior Court, Arizona Tax Court No. TX2019-000011

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333 Johnson LLC vs. Maple 333 Johnson Member, LLC et al., Supreme Court of the State of New York County of New York, Index No. 657307/2020

Brickchurch Enterprises, Inc. Debtor. United States Bankruptcy Court Eastern District of New York, Chapter 11, Case No. 8-22-70914-ast

255 Butler Associates LLC vs. 255 Butler LLC et al., Supreme Court of the State of New York County of Kings, Index No. 511560/2015

PPI Talent LLC vs. W Artists LLC et al., JAMS Arbitration No.: 1425036279

96 Wythe Acquisition LLC, Debtor. United States Bankruptcy Court Southern District of New York, Chapter 11, Case No. 21-22108 (RDD)

Fisher Auto Parts, Inc., et al. vs. Fisher, et al., Virginia: The Circuit Court of Augusta County, Case No. CL19002154-00

GVS Portfolio I B LLC, V. Teachers Insurance Annuity Association of America, Supreme Court of New York County of New York, Case No. Index No. 654095/2020

Huntington Way Associates, LLC and RRI Associates, LLC and WB-US Enterprises, Inc. Case No. 01-20-0015-3929

Phillip Wiskow vs. Helen Zanetakos, Superior Court of New Jersey, County of Morris, Docket No.: FM-14-001316-08-A

Atlas MF Mezzanine Borrower, LLC vs. Macquarie Texas Loan Holder, LLC, KKR REPA AIV-2, LP, and KRE LRP Osprey Venture, LLC, Superior Court of the State of New York County of New York, Index No. 651657/2017

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Disclosure of Deposition/Trial Testimony (Continued)

*RCHF, LLC et al. vs. Marriott Vacations Worldwide Corp et al., In
 The United State District Court, District of Colorado, Civil Action
 No.: 1:16-cv-01301-PAB-GBG*

*Bank of America, N.A. vs. Stonestreet Hospitality Realty Company,
 LLC, Superior Court Judicial District of New London at New London,
 Docket Nos.: KNL-CV-16-6026981-S*

*Trump Taj Mahal Associates, LLC vs. City of Atlantic City, New
 Jersey, Docket Nos.: 7574-2008; 10192-2009; 584-2010*

*Trump Marina Associates, LLC vs. City of Atlantic City, New Jersey,
 Docket Nos.: 7488-2008; 10454-2009; 6062-2010*

*Trump Plaza Associates, LLC vs. City of Atlantic City, New Jersey,
 Docket Nos.: 7488-2008; 10454-2009; 6064-2010*

Mark Dunec: Publications/Panels

Commercial Property Executive: "FTI Experts' Hub: Brace Yourselves for a Full Return to the Office by 2028," October 2023, Podcast

The Counselors of Real Estate: "Active versus passive real estate appreciation in real estate litigation," February 2023, Co-Authored with Glenn Brill and Lauren DeFonte of FTI Consulting

The Seattle Times: "Aging gasoline storage tanks in WA pose environmental hazard but many owners can't afford cleanup," May 2022, Quoted

CRE and Multifamily Finance In the Spotlight: "Above or Below the Line: How Expense Categorization Affects Multifamily Valuation," March 2022, Co-Authored with Jason Basedow of FTI Consulting

The Real Deal: "Avoiding Partnership Waterfall Disputes and Potential Litigation," January 2022, Co-Authored with Eun Oh of FTI Consulting

Grist: "Think apartment-hunting is frustrating? Try doing it with an electric car," December 2021, Quoted

Connected Real Estate Magazine: "How can office and apartment landlords provide charging for all those electric vehicles?," November 2021, Quoted

University of Miami: "Active versus passive real estate appreciation in matrimonial litigation," October 2021, Panelist

GlobeSt: "Are EV Charging Stations Worth the Investment?," August 2021, Quoted

Bloomberg Tax Journal: "Passive Real Estate Appreciation in High-Asset Matrimonial Litigation," June 2021, Co-Authored with Daniel Serviss of Greenbaum, Rowe, Smith & Davis LLP

University of Miami: "Real Estate Law Transparency and Other Factors Driving Demand for South Florida Real Estate," April 2021, Panelist

New Jersey State Bar Association: "The Haunting Trinity of Vexing Valuation issues in High Asset Matrimonial Litigation," February 2021, Panelist

Mark Dunec: Publications/Panels (Continued)

Environmental Law Institute: "Governing the Gasoline Spigot – Gas Stations and the Transition Away from Gasoline," January 2021, Panelist

Law360: "How to Reliably Value Income-Producing Real Estate," January 2021, Co-Authored with Anthony DellaPelle of McKirdy Riskin Olson & DellaPelle PC

Commercial Property Executive: "What Gas Station Owners Need to Know About the Electric Revolution," September 2019, Podcast

Real Assets Adviser: "5 Questions: Electric vehicles and the end of gasoline stations," December 2019, Author