



# Joel G. Block

Direct: 818-917-0670  
5737 Kanan Road, Suite 269  
Agoura Hills, CA 91301

Fax: 818-337-7537  
Email: joel@bullseyecap.com  
Web: www.bullseyecap.com

## **EXPERT WITNESS WITH 25+ YEARS AS PROFESSIONAL INVESTOR AND DEAL PROMOTER**

Real world, 25+ year veteran, venture capital and hedge fund executive, Joel is a professional investor and has been a principal in over 30 syndicated real estate, venture capital, and hedge fund transactions in addition to advising on dozens more. He is CEO of Bullseye Capital and founder of the National Association of Syndicators. Joel has taught thousands of real estate brokers, CPAs, attorneys and investors about raising capital and best-practices for structuring group investments. Joel is a nationally recognized expert in Private Placements, Reg D Offerings, Operating Agreements, deal structure, alternative investments, valuations, fairness opinions, tax issues and capital raising from both accredited and non-accredited investors.

Persuasive and engaging, Joel naturally demystifies complex issues and forensics for laymen. Joel is humble, likable, friendly and easy to relate to. He is regularly consulted by attorneys and CPAs to help analyze complex investment issues such as deal structure, fraud, dishonesty, malfeasance, omissions, failures to disclose, ambiguity, representations, and issues of fairness or reasonableness.

## **SELECT INVESTMENTS & BUSINESS ACTIVITY**

- » Founder of Bullseye Capital Real Property Opportunity Fund, LLC, a real estate private equity hedge fund which acquires distressed commercial and multi-family assets, **from 2010 to present**
- » Chairman of venture capital firm Growth-Logic, Inc. from 1998 to **present**. Capitalized opportunities requiring strategic planning, capital acquisition & sales growth. Served as CEO of select investments during this time.
- » President of Dallas-based sports publisher, from 1996 until sale in 1998.
- » 1990, co-created Financial Fax, securing strategic financing in 1992. CEO until sale to the Los Angeles Times in 1995.
- » 1987 to 1990 VP of local real estate syndication firm with \$100 million in Assets.

## **PUBLISHING & MEDIA**

- » Over 250 articles on real estate, syndication, capitalization, & entrepreneurship. Many appearing in Los Angeles Times, Wall Street Journal, Forbes Small Business, Entrepreneur Magazine, Investor's Business Daily, Los Angeles Business Journal and others.
- » LinkedIn: Over 23,500 first tier connections. <http://www.linkedin.com/in/joelblock>
- » Over 225,000 Google references point to Joel G. Block.

## **SPEAKING ACTIVITY**

- » Deal Making Symposium and Syndication Seminar: Host and primary presenter. The 13th Symposium is in Spring 2014.
- » Professional Speaker: Represented by over 20 top speaker bureaus, Joel has made hundreds of paid presentations to live audiences in person, by phone or by webinar on strategy, business trends, real estate, capital raising, syndication, marketing and selling.

## **EDUCATION**

CA State University Northridge, BS 1984. Major - accounting; minor - real estate finance.

## **LICENSES**

- » Certified Public Accountant, **First Issued in Colorado, 1988. (CA License #: 118277)**
- » CA Dept. of Real Estate - Broker; First Issued in 1985. (License #: 00896489).
- » CA Dept. of Insurance, Life and Health; Licensee since 2002. (License #: 0D50987).
- » CA Dept. of Insurance, Property & Casualty; License issued in April 2002 (now retired).
- » CA Notary License issued in 1986 (now retired).

## **BOARD POSITIONS AND COMMUNITY LEADERSHIP**

- » National Association of Syndicators, Founder and Chairman, 2009 to now.
- » Los Angeles Boys & Girls Club, Chairman of the Board & Board Member, 2009 to now.

No Cost, No Obligation Consultation with Joel: [tinyurl.com/consult-with-joel](http://tinyurl.com/consult-with-joel)