



Goldshine Management Consulting
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Jeffrey A. Goldshine, CPM

Property Management Expert Witness &
Consultant

Overview

Jeffrey A. Goldshine, CPM, is a property management expert witness and consultant with five decades of hands-on operational leadership in multifamily residential real estate. Over the course of his career, he has overseen the management and operation of more than 70,000 apartment units across 23 states and has held senior executive roles including President, Chief Operating Officer, Executive Vice President, and Partner.

Mr. Goldshine's experience spans all levels of property and asset management, from on-site operations to senior executive oversight. This breadth of experience informs his expert witness work, where he provides analysis and testimony in matters involving property management standards of care, premises liability, property operations, and safety practices within multifamily housing communities.

His opinions are grounded in how properties are actually managed in practice, including inspection and maintenance procedures, response to reported conditions, vendor coordination, and day-to-day operational oversight. He brings a practical, experience-driven perspective developed through decades of direct responsibility for property performance, risk management, and operational execution across large portfolios.

Mr. Goldshine has prepared more than 60 expert reports, has provided deposition testimony in numerous matters, and has testified at trial. He has been retained by both plaintiff and defense counsel and is known for providing clear, fact-based opinions grounded in accepted industry practices.

Throughout his career, Mr. Goldshine has also been responsible for the development, implementation, and oversight of property management policies and procedures, providing a "both sides of the desk" perspective on how standards are established, interpreted, and applied in real-world operations.

Selected Executive Experience

Goldshine Management Consulting

Principal | 2020 – Present

Provides expert witness services and litigation consulting in matters involving property management operations, premises liability, and standards of care. Advises owners, operators, and attorneys on operational practices, risk management, and performance across multifamily residential portfolios.

CAPREIT

Senior Vice President, Director of Management Operations | 1993 – 2006

Oversaw management operations for a large, multi-state multifamily portfolio of approximately 12,000–18,000 units. Played a key leadership role in building and scaling the property management platform, including development and implementation of operational policies, procedures, staffing structures, and performance standards across the organization.

Areas of Expertise

- » Property Management Standards of Care
- » Premises Liability
- » Multifamily Property Management Operations
- » Maintenance Practices (Corrective, Preventative, and Deferred)
- » Life Safety and Risk Management
- » Security Practices and Crime-Related Risk
- » Fair Housing Compliance
- » Leasing, Marketing, and Resident Screening Practices
- » Property Inspections and Operational Oversight
- » Vendor Management and Contractor Responsibility
- » Ownership, Partnership, and Management Disputes

Expert Witness Experience

- » Preparation of 60+ expert reports
- » Deposition testimony in multiple matters
- » Trial testimony
- » Retained by both plaintiff and defense counsel
- » Case evaluation and litigation consulting
- » Review and analysis of property management practices, policies, and procedures

Representative Matters

- » Slip and fall incidents at residential communities
- » Snow and ice removal disputes
- » Premises liability claims involving maintenance practices
- » Security incidents and crime-related liability
- » Property inspection failures and maintenance oversight
- » Landlord operational practices and standard of care disputes
- » Vendor oversight and contractor responsibility issues
- » Fair housing compliance matters

Artery Organization / Artery Property Management

Executive Vice President, Chief Operating Officer, President | 1984 – 1993

Led the creation and growth of a full-service property management company managing approximately 12,000 units across more than 50 communities. Held senior leadership responsibility for operations, asset performance, and organizational development.

Mission Residential / Apartment Trust of America / Middleburg Management

Executive Vice President / President, Property Management | 2008 – 2015

Provided senior leadership for property management operations across a multifamily portfolio of approximately 16,000 units. Responsibilities included oversight of operations, asset performance, and management platform development during periods of growth, transition, and organizational change.

NOVO Properties / NOVO Development Corp.

Chief Operating Officer / Partner | 2015 – 2019

Oversaw property management operations for a multi-market portfolio across Washington, D.C., Chicago, Philadelphia, and Charleston. Led operational strategy, organizational structure, and performance execution for both owned and third-party managed assets.

Education

Bachelor of Arts in Political Science
The George Washington University

Professional Designations

- » Certified Property Manager (CPM), Institute of Real Estate Management (IREM)
- » Accredited Management Organization (AMO), Institute of Real Estate Management (IREM)

Professional Affiliations

- » Institute of Real Estate Management (IREM)
- » National Apartment Association (NAA)
- » Apartment and Office Building Association (AOBA)
- » Community Associations Institute (CAI)

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