

**DAVID M. DORBOS**  
**(303) 550-0095**  
Email: [dave@capitalinvestorservices.com](mailto:dave@capitalinvestorservices.com)

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**QUALIFICATIONS**

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Client Focused	Unconventional Problem Solver	Project Facilitator
Detailed Project Analyst	Value Oriented	Performance Based Metrics
Personal Accountability	Strong Organizational Skills	Established Work Ethics

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**PROFESSIONAL EXPERIENCE**

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**Capital Investor Services, Inc.**  
<https://realestateassetadvisor.com>

1/2015-Present

**President/Owner**

Commercial Real Estate Investment and Brokerage Services

- Custom counseling services for troubled and underperforming commercial real estate investors.
- Evaluating and optimizing investment property value and investment performance.
- Crafting practical, actionable solutions, to real-world commercial real-estate problems.

**Independence Car Care Center, Inc.**

6/2006-7/2012

**President/Owner**

General Automotive Repair and Services

- Owner, operator, and general manager of a small business service business.
- Responsible for all customer services, personnel, payroll, and business reporting.
- Managed all daily automotive repairs and service operations.

**Prairie Hawk Investments, Inc.**

1/1995-12/2015

**President/Owner**

Fix and Flip Commercial Property Development

- Identified and implemented solutions to ‘fix’ underperforming commercial real estate property.
- Tenant/Owner conflict resolution services completed tenant improvements and renovations.
- Specialized in land development, industrial ‘fix-and-flip acquisitions and brokerage, with emphasis on truck maintenance facilities, vehicle, equipment, material, and RV/boat storage yards.

**Annuity Investment Properties, Inc.**

1/1995-12/2015

**President/Owner**

Design-Build Special-Use General Contractor/Investor

- Specialized in all phases of land development, design and commercial building construction of special-use and government leased facilities.
- Site identification, provided site and market analysis, secured all local construction permits, negotiated entitlement requirements and secured all approvals, secured private project funding, completed site and building acquisitions and directly managed all daily project construction activities through project completion and close-out.
- Licensed and bonded general commercial contractor.

**United State Postal Service (USPS)**

11/1987-1/1995

**Facilities/Real Estate Manager**

United States Postal Service Contracting Officer

- Contracting Officer for the Denver Facilities Service Center with procurement authorization for leasing, support service contracting, property acquisitions, new construction, and related improvements.
- Collaborated with internal and external partners and cross-functional teams to insure exceptional service performance in support operational needs.
- Responsible for all facilities related project budgeting, financial management, and insured operational performance through detailed coordination with legal, engineering, project construction and communication with field staff.

	Other Related Experience:	
<b>American Diversified Capital Corporation</b>		1984-1986
Market Analysis and Project Feasibility Manager		
<b>City of Chicago Department of Housing</b>		1979-1984
City Planner and Urban Renewal Coordinator		

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**EDUCATION**

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**University of Colorado Denver**  
 Master of Business Administration (MBA)  
 General Business

**Loyola University of Chicago**  
 Master of Arts (MA)  
 Urban Studies-Public Service Management

**Illinois State University**  
 Bachelor of Science (BS)  
 Geography-Cartography

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**LICENSES AND ASSOCIATIONS**

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Colorado Real Estate Broker (currently active) License # EI-040000958

Colorado Certified General Appraiser (expired) License # CG1318884

Member Mile High Exchangors (MHE) (current)

Member Colorado Real Estate Marketing Network (CREMN) (current)

*Miscellaneous related areas of training and experience*

Former Candidate Member of Appraisal Institute (MAI)

Specialized training; site and building environmental due-diligence, historic preservation compliance, underground tank (fuel) management services, handicapped access retro-fit design and installation, tenant relocation, facility asset management, special-use real estate valuation services.