

Detailed Curriculum Vitae

The Honorable  
**Andrew John Blount**

Multidisciplinary Master

Real Estate Industry  
Commercial Real Estate Field  
Technology Sector

General Areas of Discipline:

Algorithms  
Algorithmic Decision Making  
Business Use and Financial Exploitation of Algorithms  
Market Research  
Market Analysis

Specialized Areas of Discipline:

Algorithmic Analysis of Multifamily Housing Data  
Algorithmic Decision Making Utilizing Multifamily Housing Data  
Business Use and Financial Exploitation of Algorithms Utilizing Multifamily  
Housing Data

Over 20,000 hours of experience,  
and ability to command and control, within each specialized discipline.

+1 (949) 922-2639  
Text Message or WhatsApp Only  
ablount@biocurrent.com

1987 Founded High Altitude Software, a company providing software applications for the personal computer, focused on database applications utilizing artificial intelligence.

1987 Published source code for machine categorization, processing and decision making, collectively "Artificial Intelligence", debuting on the cover of Rainbow Magazine titled Power of the Mind, Page 36-39, September 1987

1991 Obtained real estate license.

1992-1995 Authored and built an algorithm for calculating multifamily and commercial real estate trends valuations based on rental and transactional comparable data, copyrighting the work with the USPTO in 1996.

1993-1996 Authored and built an algorithm and database system for calculating multifamily and commercial real estate rental and sales trends for Comps InfoSystems, Inc., Featured in ~100 publications and used as evidence supporting numerous lawsuits resulting from the 1990-1996 United States housing crash, including the Wall Street Journal, Los Angeles Times and November 27, 1994, article titled "Bottoming out? Property market is poised to climb up", San Diego Union-Tribune, The (CA)., page 1 section 1.

1996-2002 Authored and built an algorithm, database system and reporting methodology for RealFacts, a national provider of rental trends sourced by many publications and the Associated Press, as well as utilized by national real estate management companies and owners.

1996 Founded Database Solutions, later Realhound. Authored and built algorithms and database systems for receiving, storing, and analyzing commercial real estate rental and transaction data. Used by internationally by companies including CBRE, Cushman & Wakefield, JLL, HFF, and hundreds of others. This system has supported the transactions and financing of over \$100b in commercial real estate assets,

1996 Taught the subject of algorithmic valuation of commercial real estate as an adjunct professor at California State University, Fullerton.

1996-1999 Authored and built an algorithm and database system for analyzing commercial real estate rental and transaction data, including multivariate statistical analysis and Holt-Winters regression, for Grubb & Ellis company, at the request of their Chief Economist.

1996-1998, Authored and an built an algorithm and database system for collection and analysis of hazardous waste and environmental reporting data for Washington State's Department of Ecology, named TurboWaste, Awarded the Governor's award for one of the top 50 initiatives in the State of Washington.

1997 Authored and built an algorithm and database system for Fannie Mae, and the request of their national head of multi-housing, directed by congress, to identify the practice of "Red-Lining".

1998-2001 Authored and built and algorithm and database system for Bankers Mutual, Fannie Mae's second largest DUS lender, used by the company, and successors, to close over \$10b in multifamily housing loans.

2001-2002 Authored and built the YieldStar, Inc. pricing algorithm and database system for algorithmically pricing multifamily homes. 20% owner of the company.

2001-2002 Authored and built Portfolio, multifamily housing's first, widely adopted, business intelligence algorithm and database platform licensed to larger multi-family owners and managers. During a six-month period, the product was conceived, built, licensed to customers, and sold to RealPage in June 2002 for \$6.2m cash plus ~\$3.5m in stock.

2001 Authored and filed provisional patent application titled "SYSTEM AND METHOD FOR DETERMINING WEIGHTED AVERAGES OF COMMERCIAL REAL ESTATE RENTAL STATISTICS". Rights sold to RealPage in 2002, then abandoned by RealPage, purchased back in 2004.

2002-2003 As plaintiff, sued Costar Group and their CEO in a Federal Court case argued in Santa Ana, California. Following three days of trial, obtained a unanimous jury verdict against Costar. Post-trial action included a Sherman Act violation alleged against Costar resulting in settlement.

2002-2004 Sold the majority of Realhound's assets to RealPage, Inc. (NASDAQ:RP). Authored and built algorithms and database systems as an executive for RealPage, Inc. Managed various RealPage divisions, including YieldStar Revenue Management and Portfolio, now Market Analysis. Responsible for all aspects of each division including product development, direction, and P&L. Served on the executive committee responsible for company strategy and direction.

2005-2012 Authored and built an algorithm and trading system for United States equities. Formed Blue Cielo Capital Management, registered with the SEC, based on that system. Obtained Series 65 investment advisor's license.

2005-2014 Co-authored the original, and authored the subsequent editions, of the Make More Money in Commercial Estate book, offering a simple, laymen's perspective to the value and use of algorithms and database systems pertaining to rental and transactional data for multifamily and commercial real valuation and market analysis within the brokerage discipline.

2008-2012 Expert witness and technology expert retained by attorney Tom Stabile of Stabile & Cowhig. Testified as an expert in the Orange County District Court providing direct expert and rebuttal testimony, Provided written opinion, deposition testimony and trial testimony. Qualified as an expert during a case against the COO of Gateway Computers. Much of the work related to helping the court understand technology and its use. During this time, authored an algorithm and database system for the analysis of information used as rebuttal evidence against the clients of opposing council and discrediting and/or disqualifying their experts.

2008-2010 Authored and built an algorithm and database system for ForRent, a division of Dominion Enterprises, used by ~70% of employees.. ForRent was

the largest provider of rental data to consumers in the United States, now owned by Costar Group.

2009-2011 Authored and built an algorithm and database system for the analysis and financial exploitation of nationwide multifamily rental data, commissioned by Deloitte, paid for by AT&T, and used by ~500 employees.

From 2012-2016 Ran for and was elected Councilman/Mayor of Laguna Hills, California. Implemented a fiscal agenda including a balanced budget, payoff of pension debt and the reduction of water rates for city residents by 40% to 60% by leveraging California law, Awarded commendations for excellent work from United States Senator Mimi Walters, a collection of United States Congressman, California Senators, and Representatives.

2014 Ran for Governor of California, placing 2<sup>nd</sup> in the California primary election. Authored a plan for financial recovery of California through energy development.

2015-2019 Employed as an executive and section 16 officer of RealPage, Inc., holding the titles of Chief Marketing Officer, Executive Vice President of Consumer Products, Head of Global Engineering, and Chief Innovation Officer. Managed over 4,000 employees in three continents. Full divisional responsibility, including P&L. Authored and executed a plan, based on personal experience and knowledge gained from the President of Disney World, to improve the valuation of RealPage. From 2016-2018, RealPage's market capitalization increased by ~\$5b or ~300%, Served on the company's executive committee setting strategy and direction.

2018-2019 Provided strategy and expertise to Mirasol Capital related to innovative multifamily real estate development and pricing. Co-drafted architectural and technology plans for COSM. Identified and initiated the privatization of the public company having the largest market share in this area. Co-authored plans for Well Fargo's 22-acre corporate campus in Irving, Texas.

2017-2019 Co-formed VIX Delta Shift Partnership. Authored and built an algorithmic trading system for ETF stocks tracking volatility of the S&P 500 and derivatives.

2022 Founded Biocurrent, Inc., an early stage bioelectronic medicine company. Authored and built an algorithm and database system for the collection, analysis, and modulation of human brain waves. Developed an advanced prototype device and machine learning engine which may be effective at treating a wide range of neurological disorders and disabilities including pain, addiction, and cancer.

Member of the National Apartment Association

Member of the National Multi Housing Council

Spoke at numerous multifamily and commercial real estate conferences, including Pikenet, National Apartment Association, Marty Stolzoff's National Apartment and National Commercial Real Estate conferences held in Century City and Realcomm.