



## MEET THE TEAM

Roque & Mark's unique team approach means that our clients enjoy a wealth of experience and attention. A boutique brokerage, we specialize in the Westside of Los Angeles and provide a long-term perspective, local expertise, and personalized service.

Feel free to contact the brokers and agents directly. We are happy to provide you a free comparative market analysis, as well as a free customized marketing plan for your property.

### **A. "MARK" MARKEVICIUS**

President and founder of Roque & Mark Realtors, Mark has worked in real estate for over 51 years. Through industry booms and busts, expanding government regulations, and changes in the local market, he has seen it all. That experience is put to work for each investor, as well as expertise in financing, tax and estate planning, and growing returns.

Mark combines his love of real estate with a profound commitment to client service. His philosophy is to provide complete, expert service for each investor with a keen eye on long-term value. He leads the Roque & Mark team, bringing his experience and industry savvy to every client represented by one of our agents. He and his late partner founded the company in 1965, and Mark served as president of the Santa Monica Board of Realtors from 1984 to 1985. Mark is currently on the board of the Action Apartment Association and received the group's first Take Action Award. He is also a notary public and licensed insurance agent.

Mark developed his depth of knowledge of the Santa Monica market, living and working here since 1957. An active leader in the community, he is on the board of the Santa Monica Sister City Foundation, president of the California Lithuanian Credit Union, and a 44-year member of the Elks. He founded the Lithuanian Assistance Foundation in 1995; the organization coordinates charitable donations to the rural poor of Lithuania, including shipping English-language books given by Santa Monica schools. Mark graduated from Santa Monica College and is a member of the school's advisory board.

Contact Mark at (310) 829-4757 or [Mark@Roque-Mark.com](mailto:Mark@Roque-Mark.com).

### **MARIUS MARKEVICIUS**

Specializing in residential and commercial income properties, Marius provides expert advice to Westside investors. He identifies sale, exchange, purchase, and development opportunities, guiding clients as they grow the value of their real estate portfolios. Marius has closed over \$50 million in transactions as a broker for Roque & Mark Co.

Marius employs extensive experience with 1031 tax-deferred exchanges and is also well-versed in estate and trust sales. Over the last several years, Marius has also ventured into the development of multi-family dwellings. His latest projects include a 9-unit townhouse project on Centinela Avenue in Santa Monica and an 8-unit townhouse project on Corinth Avenue in West

Los Angeles. These development projects were both highly successful-- yielding excellent returns for the investors.

Son of Roque & Mark founder Mark Markevicius, he is a native Santa Monican. Marius earned a Bachelor of Science in Business Administration from the University of California at Berkeley, as well as a Masters in Fine Arts in film from UCLA. He started early working in property management, learning the business of real estate from the ground up. Now after eight years as a licensed real estate broker and developer, he looks forward to successfully serving Roque & Mark clients long into the future.

Contact Marius at (310) 829-4757 x105 or [Marius@Roque-Mark.com](mailto:Marius@Roque-Mark.com)

### **ASTA BUDGINAS**

Since 1989, Asta has worked with Roque & Mark Realtors. Her extensive experience in investments and property management extends to commercial and residential properties, including apartment buildings, condominiums, single family homes, and mixed-use facilities. She has served real estate investors throughout Southern California, from Temecula and Huntington Beach to Santa Monica and Conejo Valley.

As a licensed real estate salesperson, Asta has navigated the process of probate sales, successfully representing her clients in court bidding procedures. She has advised income property owners in purchases, sales, and exchanges and in renovating their buildings to increase short- and long-term returns. Government housing regulations have become increasingly challenging for real estate investors, and Asta has adeptly guided her clients in addressing these concerns.

For over ten years, she has worked as a licensed real estate salesperson with Roque & Mark Realtors. Asta is also a notary public and signing agent, and she has managed the Roque & Mark office for over 17 years. She earned her B.S. in management from Pepperdine University.

Contact Asta at (310) 829-4757 x107 or [Asta@Roque-Mark.com](mailto:Asta@Roque-Mark.com).

### **RAYMOND MARKS**

Raymond is a licensed real estate broker with over 10 years experience in sales of income properties, single family homes, condominiums, land, and commercial properties. He has represented clients in over 300 real estate transactions. Respected by former clients, outside brokers, lenders, and service providers, he is recognized as someone who is dedicated to getting the job done in a professional manner.

Before his career assisting clients in acquiring and selling real estate investments, he was the property manager of a large and diverse portfolio of properties. He managed multi-million dollar capital projects in addition to compliance with environmental regulations, rent control, and other housing laws. Together with his background as manager of a small construction firm, Raymond has in-depth knowledge of the intricate issues that every real estate investor must consider.

Born and reared in Santa Monica, Raymond has thorough knowledge of the Westside real estate market. In 1992, he graduated from San Diego State University with a degree in finance and real estate. He also serves as a loan officer for the California Lithuanian Credit Union in Santa Monica.

Contact Raymond at (310) 829-4757 x127 or [Raymond@Roque-Mark.com](mailto:Raymond@Roque-Mark.com).

### **VAIVA PECHULIS**

Working throughout the Los Angeles basin, Vaiva represents buyers and sellers of single family homes, condominiums, income properties, and land sales. She assists her clients in identifying investment opportunities in Southern California and markets properties for sale. Vaiva keeps close communication with her clients, advising them in negotiations and financing.

Her goal is to address all the concerns of her clients, going above and beyond the basics to provide them complete, professional service. Indeed, service is her focus. Vaiva aims to make each step in the process straightforward and convenient for her clients. She seeks solutions to their problems and will personalize her services to each individual investor. She also is happy to serve clients in English, Lithuanian, or Russian.

Building on a decade of experience in property management, Vaiva has worked in real estate sales for two years and is a licensed California real estate salesperson. In addition to her degree from Vilnius Trade College in Lithuania, she has completed coursework at Santa Monica College and elsewhere. A Santa Monica resident for over fifteen years, Vaiva is the mother of two children.

Contact Vaiva at (310) 309-0744 or [Vaiva@Roque-Mark.com](mailto:Vaiva@Roque-Mark.com).

### **DAVID SCHUCHMAN**

David has expert knowledge of the West Los Angeles and Santa Monica real estate market. He joined the Roque & Mark sales team over two years ago and brings a diverse sales background to the group. Before turning to real estate, he was a sales manager overseeing an \$80 million annual budget for a large advertising firm.

Now David uses his negotiating skills to help his clients achieve all of their investment goals. He helps sellers by providing them with a detailed market analysis and unique marketing plan prior to listing the property for sale. He assists potential buyers by making sure they see each new listing the day it hits the market. Also, he has experience in discussing complex tax issues and estate planning, as well as knowledge of the local laws and ordinances for potential developers.

David earned a B.A. in political science at the University of California at Berkeley and is a Santa Monica resident. Whether you are looking to buy or sell a home, condo or investment property, he is available to provide you with expert advice and strategies to help you realize maximum growth for your investment.

Contact David at (310) 829-4757 x102 or [David@Roque-Mark.com](mailto:David@Roque-Mark.com).

### **ADDITIONAL AGENTS**

Roque & Mark's team of licensed real estate agents also includes those primarily focused on property management services, including Tony Altamura, Alex Baipsys, Kristina Burokas, Marty Langham, Giedrius Lunskis, Cristina Serrano, and Jeff Valaika. The entire team may be reached at (310) 829-4757 or [investments@roque-mark.com](mailto:investments@roque-mark.com).

### **Roque & Mark Realtors**

2802 Santa Monica Blvd., Santa Monica, CA 90404

Phone: (310) 829-4757

Fax: (310) 453-5333

Email: [investments@roque-mark.com](mailto:investments@roque-mark.com)

Web: [www.roque-mark.com](http://www.roque-mark.com)

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