



PROFESSIONAL QUALIFICATIONS OF BRENDAN M. POWERS

Commercial Real Estate Appraiser

BUSINESS BACKGROUND

Maine Valuation Company. (*Partner, 2012 to present*) An independent commercial real estate appraisal, review and consulting firm providing a comprehensive range of professional valuation products and services throughout Maine. Brendan operates a satellite office in Turner, Maine.

Yann Appraisal Services, Inc., Augusta, Georgia (*Appraiser, 2006 - 2011*) Appraised commercial, industrial, and residential properties. Developed templates to streamline the appraisal process and kept regional and local data up to date for the office. Specialized appraisal experience has included distressed property valuation, leasehold valuations, discounted cash flow analysis and low income housing tax credit developments. Clientele in Georgia / South Carolina included regional lending institutions, law firms, private individuals, estates and local businesses.

SCOPE OF EXPERIENCE

Performed appraisals on a variety of property types, including but not limited to:

- Retail Shopping Centers
- Residential Multi-Family Projects
- Office Buildings
- Industrial Properties
- Special Purpose Properties
- Automotive
- Restaurants
- Land/New Construction
- Strip, Neighborhood, Community, Outlet;
- Apartment Projects - Market & Subsidized
- Medical, Professional; Owner-Occupant & Investment Grade;
- Manufacturing, Warehouse, Distribution, Trucking Terminals, etc;
- Self-Storage, Churches, Recreational, Institutional, etc;
- Dealerships, Car Wash
- Independent, Chain, and Franchise;
- Lots, Acreage, Subdivisions, etc.

REAL ESTATE EDUCATION

Brendan M. Powers is a graduate of the University of Maine, Orono, with a BS degree in Chemical Engineering. Appraisal Institute courses successfully completed to date include:

<input type="checkbox"/> 2016-17 USPAP Update Course	September 2016
<input type="checkbox"/> Data Verification Methods	September 2016
<input type="checkbox"/> Analyzing Operating Expenses	November 2015
<input type="checkbox"/> General Demonstration Report Writing	July 2014
<input type="checkbox"/> Advanced Concepts and Case Studies	August 2012
<input type="checkbox"/> Analyzing Distressed Real Estate	November 2011
<input type="checkbox"/> Business Practices and Ethics	June 2011 & May 2009
<input type="checkbox"/> Advanced Sales Comparison & Cost Approaches	August 2010
<input type="checkbox"/> Advanced Income Capitalization	August 2010
<input type="checkbox"/> General Appraiser Report Writing & Case Studies	November 2008
<input type="checkbox"/> General Appraiser Income Approach: Part I	June 2008
<input type="checkbox"/> General Appraiser Income Approach: Part II	June 2008
<input type="checkbox"/> General Appraiser Sales Comparison Approach	October 2007
<input type="checkbox"/> General Appraiser Site Valuation & Cost Approach	September 2007
<input type="checkbox"/> General Appraiser Market Analysis & Highest & Best Use	June 2007
<input type="checkbox"/> Real Estate Finance Statistics & Valuation Modeling	February 2007
<input type="checkbox"/> Residential Market Analysis & Highest & Best Use	September 2006
<input type="checkbox"/> Residential Report Writing & Case Studies	April 2006
<input type="checkbox"/> 15-Hour National USPAP Course	February 2006
<input type="checkbox"/> Basic Appraisal Procedures	January 2006
<input type="checkbox"/> Basic Appraisal Principles	January 2006



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Continued


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Seminars on appraisal methodology, techniques, and regulations have also been attended, such as:

- SBA 504 Program Overview September 2015
- Understanding Flood Zone Mapping and Risk May 2015
- Overview of USDA's Programs December 2014
- Overview of Appraising Convenience Stores September 2014
- Rates and Ratios: Making Sense of GIMs, OARs, and DCF November 2013
- Complex Litigation Appraisal Case Studies September 2013
- Residential Appraisal Update: Staying Competent in a New Decade January 2011
- Introducing Valuation for Financial Reporting April 2009
- Branding in the Age of Findability January 2009
- Appraising Distressed CRE: Here We Go Again November 2008
- Spotlight on USPAP: Common Errors & Issues July 2008

PROFESSIONAL AFFILIATIONS

- ***The Appraisal Institute***
Candidate for Designation, #512519 (2009+)
Board of Directors – Maine Chapter 2017
Membership Committee member, South Carolina Chapter of the Appraisal Institute (2010)

	<p>State of Maine DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS</p>
<p>License Number CG2982</p> <p>Be it known that</p> <p>BRENDAN M. POWERS</p> <p>has qualified as required by Title 32 MRSA Chapter 123 and is licensed as:</p> <p>CERTIFIED GENERAL APPRAISER</p>	
<p>ISSUE DATE November 7, 2017</p>	<p><i>Anne L. Head</i> Commissioner</p>
<p>EXPIRATION DATE December 31, 2018</p>	