



## PROFESSIONAL QUALIFICATIONS OF MARC R. GOWDY

### *Commercial Real Estate Appraiser & Consultant*

#### ◆ BUSINESS BACKGROUND

**Maine Valuation Company.** (2019-Present) An independent commercial real estate appraisal, review and consulting firm providing a comprehensive range of professional valuation products and services throughout Northern New England.

**People's United Bank.** (2012-2018) Senior Commercial Review Appraiser employed in Risk Assessment Division of regional bank. Responsible for ordering suitable appraisal products for CRE loans. Worked with bank staff of 60+/- lenders and 30 +/- independent appraisers to facilitate commercial loans ranging from \$250K to \$50mil.

**Maine Valuation Company.** (2010-2012) An independent commercial real estate appraisal, review and consulting firm providing a comprehensive range of professional valuation products and services throughout Northern New England.

**Gowdy & Associates.** (2006-2009) Independent commercial real estate appraisal business specializing in appraisal of land, including industrial and commercial parcels, residential subdivisions, residential condominium projects and land to be encumbered with conservation easements and restrictions.

**Gowdy & Farrell, Inc.** (1999-2006) Owner and partner in a real estate consulting and development business engaged in real estate brokerage, residential land development and commercial real estate appraisal. Participated as partner in 19 land development projects creating a total of 367 residential lots and/or approvals for condominium units.

**The Kane Company.** (1996–1999) Licensed real estate broker in Maine and New Hampshire. Specialized in locating and listing for sale parcels of land for retail, office or residential development.

**Gowdy & Associates.** (1989-1995) Owner and operator of independent commercial real estate appraisal business specializing in appraisal of land, including industrial and commercial parcels, residential subdivisions, residential condominium projects and land to be encumbered with conservation easements and restrictions.

**Barwick Property Services.** (1984–1988) General Manager/Co-owner of Barwick Property Services specializing in real property appraisal and environmental consulting. Also president of Barwick Realty, a full service real estate brokerage company serving the southern Maine and New Hampshire seacoast area.

**LandVest, Inc.** (1981-1984) Project manager primarily responsible for real estate appraisal including farmland, forestland, residential development projects and commercial and industrial land and buildings. Project coordinator for packaging and marketing of land oriented partnerships in northern New England.

#### ◆ SCOPE OF EXPERIENCE

Numerous appraisals, review & consulting assignments on a variety of property types in Maine, New Hampshire, Massachusetts and Vermont, including but not limited to:

- Retail Shopping Centers
- Hospitality Properties
- Residential Multi-Family Projects
- Office Buildings
- Industrial Properties
- Special Purpose Properties
- Elderly Care Facilities
- Automotive
- Restaurants
- Land/New Construction
- Strip, Neighborhood, Community, Outlet;
- Hotels, Motels, Bed & Breakfast, Inns;
- All types of Mixed-Use properties;
- Medical, Professional; Owner-Occupant & Investment Grade;
- Manufacturing, Warehouse, Distribution, Trucking Terminals, etc;
- Self-Storage, Churches, Recreational, Institutional, etc;
- Nursing Homes, Assisted Living, etc;
- Dealerships, Car Wash, Mini-Lube, C-Stores w/ Gas;
- Independent, Chain, and Franchise;
- Lots, Acreage, Subdivisions, Development Projects, etc.



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#### ◆ CLIENT SERVICES & VALUATION PRODUCTS

The purpose of professional valuation services typically involve: purchase and sale agreements; mortgage financing; collateral evaluation; estate settlement; mediation/arbitration; valuation of leased fee/leasehold interests; insurable value/ replacement cost studies; feasibility, marketability, and highest and best use analyses for evaluation & planning purposes.

Client services and valuation products consist of Commercial Real Estate Appraisals and Reports; SR#3 Appraisal Review Reports for USPAP & regulatory compliance and client evaluation; due diligence/research studies; and private consultation. Computer literacy in ARGUS, Word, and Excel, enhances the analytical and reporting service to clients. Professional service has been provided to numerous financial institutions, governmental agencies, insurance companies, corporations, lawyers, estates and private individuals.

#### ◆ EXPERT WITNESS

Marc has qualified as an expert witness in Real Estate Valuation before the York County Superior Court in the State of Maine; and the Strafford and Rockingham Counties Superior Court in New Hampshire.

#### ◆ REAL ESTATE EDUCATION

Marc R. Gowdy, is a cum laude graduate of the University of New Hampshire with a BS degree in Forest Management. He attended the University of New Hampshire at Durham for his undergraduate degree and Bentley College in Massachusetts, Lindenwood College in St. Louis and UMO campuses in Portland and Orono, Maine for various Business, and Real Estate related courses with a focus on real estate valuation, real estate brokerage and real estate law. Real estate appraisal courses successfully completed to date include:

- ❑ **Standards of Professional Appraisal Practice**, *Appraisal Institute*
- ❑ **Uniform Appraisal Standards for Federal Land Acquisitions**, *Appraisal Institute*
- ❑ **Appraising Conservation Easements**, *Appraisal Institute*
- ❑ **Liquidation Valuation**, *American Society of Real Estate Appraisers*
- ❑ **Partial Interest Valuation – Divided**, *Appraisal Institute*

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

- *Appraising Environmentally Contaminated Properties*
- *Valuation of Wetlands*
- *Small Business Valuation*
- *Capitalization Theory and Techniques*
- *Avoiding Bankruptcy*
- *The Appraiser as an Expert Witness*
- *Health Care & Retirement Appraisals*
- *The Appraisal of Special Use Properties*
- *Hydric Soil Using Soil Taxonomy*
- *Waste Disposal/Soil Impacts*
- *Business Valuation/Nursing Homes*



## PROFESSIONAL QUALIFICATIONS OF MARC R. GOWDY

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### ◆ PROFESSIONAL AFFILIATIONS


- *Maine Board of Real Estate Appraisers, Maine Certified General Appraiser, # CG-35 (1991+)*
- *New Hampshire Board of Real Estate Appraisers, New Hampshire Certified General Appraiser, # CG-81 (1991+)*

### ◆ PARTIAL CLIENT LIST

*Androscoggin Savings Bank  
Banknorth N.A.  
Bank of America  
Bank of Boston  
Bangor Savings Bank  
Bear Paw Land Trust  
Bernstein Shur Sawyer & Nelson  
Biddeford Savings Bank  
Butler Bank  
Camden National Bank  
Chittenden Bank  
Citizens Bank  
Civil Consultants  
Coastal Bank  
Commonwealth of Massachusetts  
FleetBoston Financial  
Fleet Financial Group  
Fleet Investment Services*

*Gorham Savings Bank  
Great Works Land Trust  
Kennebunk Savings bank  
Kennebunk Land Trust  
Key Bank of Maine  
KeyCorp  
Kittery Land Trust  
Law Office of Mark Kearns  
Law Office of Stephen Tober  
Law Office of Orr and Reno  
Maine Bank & Trust Company  
Maine Coast Heritage Trust  
Maine Department of Conservation  
Maine State Housing Authority  
Northeast Bank, FSB  
Norway Savings Bank  
Ocean National Bank  
Peoples Heritage Bank*

*Peoples United Bank  
Pierce, Atwood and Scribner  
PNC, Bank  
Resolution Trust Company  
Rite Aid Corporation  
S.A.D.#35  
Small Business Administration  
Southeast Land Trust of New Hampshire  
The Nature Conservancy  
The Town of Northwood, New Hampshire  
The Town of South Berwick Maine  
The Town of Rye New Hampshire  
The Town of Wells, Maine  
The Trust for Public Land  
Three Rivers land Trust  
US Fish and Wildlife Service*

 <p><b>State of Maine</b> DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION BOARD OF REAL ESTATE APPRAISERS</p>	
<p><b>License Number CG35</b></p> <p>Be it known that <b>MARC RICHARD GOWDY</b> has qualified as required by Title 32 MRS Chapter 123 and is licensed as: <b>CERTIFIED GENERAL APPRAISER</b></p>	
<p><b>ISSUE DATE</b> December 5, 2022</p>	<p><i>Anne L. Head</i> Commissioner</p>
<p><b>EXPIRATION DATE</b> December 31, 2023</p>	