



PROFESSIONAL QUALIFICATIONS OF BRENDAN M. POWERS

Commercial Real Estate Appraiser

BUSINESS BACKGROUND

Maine Valuation Company. (*Associate Appraiser, 2012 -2014, Member 2015- present*) An independent commercial real estate appraisal, review and consulting firm providing a comprehensive range of professional valuation products and services throughout Maine.

Vann 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:

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| <input type="checkbox"/> 2024-25 USPAP Update Course | January 2024 |
| <input type="checkbox"/> Business Practices and Ethics | November 2023, March 2019, June 2011, May 2009 |
| <input type="checkbox"/> Appraisal of Medical Office Buildings | November 2021 |
| <input type="checkbox"/> Liability Prevention for Real Estate Appraisers | October 2017 |
| <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"/> 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 |



PROFESSIONAL QUALIFICATIONS OF BRENDAN M. POWERS

Continued

Commercial Real Estate Appraiser

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

- Performing Estate Appraisals November 2024
- Maine Real Estate Market and Economic Update / Demographics 2023, 2022, 2021, 2020, 2019
- Economic Outlook and Real Estate Trends January 2022
- Inconsistency: It's Hiding in Plain Sight in Your Appraisal November 2021
- Unconscious Bias for the Appraisal Profession January 2021
- Cannabis & Commercial Real Estate September 2020
- COVID-19 – Rapid Response and Latest Developments March 2020
- Valuation Resources for Photovoltaic Systems December 2019
- State Board – Complaint Process & Update December 2018
- Overview of American Residential Architectural Styles October 2018
- Real Estate Damages Overview Seminar June 2018
- The Nuts and Bolts of Green Building for Appraisers October 2017
- 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***
Practicing Affiliate, Appraisal Institute, #512519
Board of Directors – Maine Chapter 2017-18
Education Committee – Maine Chapter 2019
Membership Committee member, South Carolina Chapter of the Appraisal Institute (2010)

