



PROFESSIONAL QUALIFICATIONS OF CRAIG M. PLOURDE

Commercial Real Estate Appraiser

BUSINESS BACKGROUND

Maine Valuation Company (*January 2011 to present*) An independent commercial real estate appraisal, review and consulting firm providing a comprehensive range of professional valuation products and services throughout Maine. Craig is a Partner of Maine Valuation Company and presently works from satellite offices in Gorham, Maine.

CLIENT SERVICES & VALUATION PRODUCTS

The purpose of these valuation services typically involves: purchase and sale agreements; mortgage financing; collateral evaluation; estate settlement; ad valorem taxation; 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*; due diligence/research studies; and private consultation. Computer literacy in Word and Excel enhances the analytical and reporting service to clients.

REAL ESTATE EDUCATION

Craig M. Plourde is a graduate of Daniel Webster College with a B.S. Degree in Aviation. Real estate appraisal courses successfully completed to date include:

- Basic Appraisal Principles: Appraisal Institute, Course #100GR
- Basic Appraisal Procedures: Appraisal Institute, Course #101GR
- 15-Hour National USPAP Course: Appraisal Institute, Course #I410N
- General Appraiser Site Valuation & Cost Approach: Appraisal Institute, Course #402G
- Income Valuation of Small, Mixed-Use Properties: Appraisal Institute, Course #600GRE
- General Appraiser Income Approach/Part 1: Appraisal Institute, Course #N403G
- General Appraiser Income Approach/Part 2: Appraisal Institute, Course #N404G
- General Sales Comparison Approach: Appraisal Institute, Course #401G
- Real Estate Finance Statistics and Valuation Modeling
- General Appraiser Report Writing & Case Studies
- General Appraiser Market Analysis and Highest & Best Use
- Residential Sales Comparison & Income Approach
- Rates and Ratios: Making Sense of GIMs, OARs and DCF
- Liability Prevention for Real Estate Appraisers
- Fundamentals of Apartment Appraising
- Appraisal of Medical Office Buildings
- Appraising Automobile Dealerships
- Business Practices and Ethics
- Solving Land Valuation Puzzles
- Market Disturbances – Appraisals in Atypical Markets and Cycles
- Appraisal of Self-Storage Facilities
- Using the MLS in Real Estate Appraisals
- Complex Valuation
- Discounted Cash Flow Model: Concepts, Issues, and Applications
- Artificial Intelligence, Blockchain, and the Metaverse: Implications for Valuation

PROFESSIONAL AFFILIATIONS

- The Appraisal Institute, Practicing Affiliate
- MA-RI-ME Chapter of the Appraisal Institute (Maine Chapter merged in 2021)
- State of Maine Certified General Appraiser, #CG 3579



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State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS

License Number CG3579

Be it known that

CRAIG MICHAEL PLOURDE

has qualified as required by Title 32 MRS Chapter 123 and is licensed as:

CERTIFIED GENERAL APPRAISER

ISSUE DATE
November 7, 2024

Anne L. Head
Commissioner

EXPIRATION DATE
December 31, 2025