QUALIFICATIONS OF THE APPRAISER

**JACOB P. THRONDSEN, MAI**

***Education:*** Bachelors of Science (Economics)

University of Utah, Salt Lake City, Utah 2006

Associate in Science (Business)

Salt Lake Community College, Taylorsville, Utah 2002

***Experience:***

2007-Present Commercial Real Estate Appraiser with Appraisal Group, LLC (fka Appraisal Group, Inc.) - Paul W. Throndsen, MAI, Salt Lake City, Utah

Full-time appraiser/consultant.

2005-2007 Researcher/Apprentice with Appraisal Group, Inc. (Paul W. Throndsen, MAI)

Salt Lake City, Utah

2003-2005 Licensed Escrow Officer with CPR Title, Inc. Salt Lake City, Utah

***Professional***

***Courses:***

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| Advanced Income Capitalization  Advanced Sales Comparison and Cost Approaches  Advanced Applications  Advanced Market Analysis and Highest & Best Use  Advanced Concepts & Case Studies  Basic Appraisal Principles  Basic Appraisal Procedures  Uniform Standards of Professional Appraisal Practice  Basic Income Capitalization  General Applications  Highest & Best Use and Market Analysis  General Appraiser Report Writing and Case Studies  Subdivision Valuation | Business Practices and Ethics  Analyzing Operating Expenses  Small Hotel/Motel Valuation  The Discounted Cash Flow Model  Marketability Studies  Business Practices and Ethics  Appraising Distressed Real Estate  Land Valuation Adjustment Procedures  Environmental Hazards Impact on Value  Construction Details; From Concept to Completion  Appraising Energy Efficient Residential Properties  General Demonstration Report Writing  General Demonstration Report Capstone Program |

***Memberships &***

***Affiliations:*** Appraisal Institute MAI Designation (Issued July 2019)

Utah State Certified General Appraiser, No. 5324034-CG00, (Issued 12/27/2010).

Utah State Licensed Appraiser, No. 5324034-LA00, (Issued 12/12/2007).

***Appraisal***

***Experience:*** Experienced in the appraisal of office buildings, shopping centers, industrial properties, apartments, hotels/motels, mini-warehouses, commercial developments, residential subdivisions, and raw land. Specializing in income-producing properties and residential subdivision/projects.

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| ***Clients:***  **(partial list)** | JPMorgan Chase  Brighton Bank  American First Credit Union  KeyBank  Bank of Utah  Holiday Oil Company  S-DevCorp.  Boyer & Company  AEGON Realty Advisors  State of Utah  First National Bank of Layton  Wells Fargo Bank  U.S. Bank  Church of Jesus Christ of  Latter-day Saints  Central Bank  Home Savings  Cottonwood Heights City  Utah CDC  Bank of America  Granite Credit Union | First Utah Bank  Amsource  Woodbury Corp.  Bank of American Fork  Utah First Credit Union  Jordan Credit Union  Salt Lake County  Salt Lake City RDA  Property Reserve Inc.  Suburban Land Reserve  First Colony Commercial Mtg.  The Clawson Group  Allstate Appraisal  University Federal Credit Un.  Farm Bureau Life  Sandy City  Housing Capital Company  Banner Bank  Columbia Development  Southwest Bank  Alpha Realty Advisors | Small Business Administration  Zions First National Bank  Holladay Bank & Trust  Roderick Enterprises  Kennecott Copper Corporation  Granite School District  Utah Dept. of Transportation  Bank of the West  Security National Financial  Mountain America Credit Union  Utah Transit Authority (UTA)  Mtn. West Small Business Fin.  Hospital Corp of America (HCA)  Heber Valley Bank  Bonneville Real Estate Capital  Western Capital Realty Advisors  Rocky Mountain Power  Jordan School District  Bluffdale City  Herriman City  SuperSonic Car Wash |

Other local real estate brokers, developers, and attorneys

References: Available upon request.