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 CapitalizationAdvanced Sales Comparison and Cost ApproachesAdvanced ApplicationsAdvanced Market Analysis and Highest & Best UseAdvanced Concepts & Case StudiesBasic Appraisal PrinciplesBasic Appraisal ProceduresUniform Standards of Professional Appraisal PracticeBasic Income CapitalizationGeneral ApplicationsHighest & Best Use and Market AnalysisGeneral Appraiser Report Writing and Case StudiesSubdivision Valuation | Business Practices and EthicsAnalyzing Operating Expenses Small Hotel/Motel ValuationThe Discounted Cash Flow ModelMarketability StudiesBusiness Practices and EthicsAppraising Distressed Real EstateLand Valuation Adjustment ProceduresEnvironmental Hazards Impact on ValueConstruction Details; From Concept to CompletionAppraising Energy Efficient Residential PropertiesGeneral Demonstration Report WritingGeneral 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 ChaseBrighton BankAmerican First Credit UnionKeyBankBank of UtahHoliday Oil CompanyS-DevCorp.Boyer & CompanyAEGON Realty AdvisorsState of UtahFirst National Bank of LaytonWells Fargo BankU.S. BankChurch of Jesus Christ of  Latter-day SaintsCentral BankHome SavingsCottonwood Heights CityUtah CDCBank of AmericaGranite Credit Union | First Utah BankAmsourceWoodbury Corp.Bank of American ForkUtah First Credit UnionJordan Credit UnionSalt Lake CountySalt Lake City RDAProperty Reserve Inc.Suburban Land ReserveFirst Colony Commercial Mtg.The Clawson GroupAllstate AppraisalUniversity Federal Credit Un.Farm Bureau LifeSandy CityHousing Capital CompanyBanner BankColumbia DevelopmentSouthwest BankAlpha Realty Advisors | Small Business AdministrationZions First National BankHolladay Bank & TrustRoderick EnterprisesKennecott Copper CorporationGranite School DistrictUtah Dept. of TransportationBank of the WestSecurity National FinancialMountain America Credit UnionUtah Transit Authority (UTA)Mtn. West Small Business Fin.Hospital Corp of America (HCA)Heber Valley BankBonneville Real Estate CapitalWestern Capital Realty AdvisorsRocky Mountain PowerJordan School DistrictBluffdale CityHerriman CitySuperSonic Car Wash |

Other local real estate brokers, developers, and attorneys

References: Available upon request.