

## APPRAISER'S QUALIFICATIONS

Tony Wayne

North Carolina State Certified General Appraiser A6411

South Carolina State Certified General Appraiser 8014

**Executive Summary:** Appraisal services for: vacant land, special use improved properties, mixed-use properties and complexes, shopping centers, industrial properties, residential and commercial subdivisions, farms, golf courses, hotels, retail establishments, restaurants, intermodels and conservation easements. The majority my work consists of reports prepared for condemnation, estate valuation, divorce and bankruptcy. I have completed all Appraisal Institute courses for the MAI designation, and I am qualified as an expert witness in various counties of North Carolina and New York.

### Relevant Educational Courses & Seminars Completed:

- FNMA Case Studies & Forms
- Appraisal Institute: Advanced Subdivision Analysis, 2005
- Appraisal Institute: Analyzing Commercial Lease Clauses: Implications for Property Value & Marketability, 2006
- Appraisal Institute: Case Studies in Commercial Highest and Best Use, 2007
- Appraisal Institute: Advanced Sales Confirmation & Analysis, 2008
- Appraisal Institute: Demonstration Appraisal Report Writing, 2008
- Appraisal Institute: Business Practices and Ethics, 2008
- Appraisal Institute: Introduction to Valuation for Financial Reporting, 2009
- Appraisal Institute: Appraisal of Nursing Facilities, 2009
- Appraisal Institute: Residential Development: Valuation Trends, Issues and Challenges, 2009
- Appraisal Institute: Self Storage: Looking at the Past – Are these Indicators for the Future, 2010
- Appraisal Institute: Intermediate Regression Analysis, 2010
- Appraisal Institute: Understanding and Using Investor Surveys Effectively, 2011
- Appraisal Institute: Advanced Internet Search Strategies, 2011
- Appraisal Institute: Real Estate Industry Perspectives on Lease Accounting, 2011
- BrightPath Educational Services: Appraisal Case Law, 2011
- BrightPath Educational Services: Green Building – Valuing Energy Efficiency, 2011
- Appraisal Institute: The Appraiser as an Expert Witness: Preparation & Testimony, 2012
- Appraisal Institute: Real Estate Finance, Statistics, and Valuation Modeling, 2012
- NCDOT: The Court and the Other Side, 2013
- NCDOT: Highest & Best Use to Transitional and Mixed-Use Properties, 2013
- Appraisal Institute: Advanced Highest & Best Use, 2013
- Appraisal Institute: USPAP Update Course, 2014
- Appraisal Institute: Spreadsheet Programs in Real Estate Appraisal, 2015
- Appraisal Institute: Advanced Highest & Best Use, 2015
- Appraisal Institute: Advanced Income, 2015
- Appraisal Institute: USPAP Update Course, 2016
- Appraisal Institute: Appraising Convenience Stores, 2016
- Appraisal Institute: Analysis of Income and Expenses, 2016
- American Law Institute: Eminent Domain Seminar, 2016
- Appraisal Institute: Appraisal Report Writing, 2016
- Appraisal Institute: General Demonstration Report Writing, 2017
- Appraisal Institute: Advanced Concepts and Case Studies, 2018
- Appraisal Institute: Discounted Cash Flow Model: Concepts, Issues, and Applications, 2018
- NCDOT: USPAP Update Course, 2018
- BrightPath Educational Services: Case Law 7, 2018
- NCDOT: Common Appraisal Errors, 2018

- Appraisal Institute: Appraisal of Medical Office Buildings, 2019
- Appraisal Institute: Rates and Ratios: Making Sense of GIMs, OARs, and DCT, 2020
- BrightPath Educational Services: USPAP Update Course, 2020-2021

**Memberships and Professional Affiliations:**

- Practicing Affiliate, Appraisal Institute
- Member of the North Carolina Chapter of the Appraisal Institute
- Appointed Commissioner, Johnston County, North Carolina

**Partial Client List:**

- The Federal Deposit Insurance Corporation
- The State of New York
- The City of New York
- The State of North Carolina Division of General Services
- The North Carolina General Assembly
- The City of Raleigh
- The Town of Apex
- The Town of Cary
- The Town of Morrisville
- The North Carolina Transit Authority
- Attorneys Representing Property Owners for Condemnation, Bankruptcy, Divorce, and Estate Planning
- National Investment Firms Seeking Real Estate Acquisitions in North Carolina

**Academic Background:**

- New York University, New York, NY - Liberal Arts
- St. John's University, Hillcrest, NY - BBA Program
- LaSalle Military Academy, Oakdale, NY

**Professional Experience:**

- **2009 – Triangle Republic LLC**, Managing Director, Real Property Valuations and Consultation.
- **2007 – 2009 Birch Appraisal Group**, Senior Vice President, NC Certified General Appraiser
- **2005 - 2010 Tony Wayne**, NYS Certified General Appraiser & NYS Real Estate Salesperson.
- **2003 – 2004 Retired.**
- **2000 – 2003 Pointer Productions, Inc.**, Principal, Executive Producer for music videos, broadcast productions and made for television documentaries.
- **1995 – 2000 Tony Wayne, Inc.**, Principal, Producer/Director/Writer of national television commercials.
- **1992 – 1995 XYZ Productions, Inc.**, Principal, Producer/Director/Writer of national television commercials.
- **1979 – 1992 Tony Wayne & Associates**, Principal, commercial and non-commercial art and photography production.
- **1974 – 1979 Wayne/Alpert Associates, Inc.**, Principal, Designer of packaging, corporate identities and annual reports.