

Summary of Experience

Taylor Johnson has 40 years of experience in the commercial real estate industry.

Appraisal experience includes most all property types nationwide. Valuation assignments have ranged from typical to high profile investments valued at over \$1 Billion. Appraisal Review assignments have included typical to high profile investments, including as a team member on a \$2.5 Billion retail REIT acquisition portfolio.

Experience includes over six years of national realty consulting firm experience, including portfolio assignment management and Engagement Director (Arthur Andersen, Cushman & Wakefield, Deloitte and Touche, KTR (now Newmark) and American Appraisal). Review experience includes third party reviews as well as in-house reviews for individual and portfolio assignments. Other real estate experience includes property tax appeals, consulting, acquisition/disposition (brokerage), property management, project leasing, loan underwriting, loan securitization summaries, market studies/market rent studies and market feasibility studies. Taylor has taught real estate appraisal at Northlake Community College in Irving, Texas and Dearborn/Leonard Hawes Real Estate School (A Kaplan Co.) in Dallas, Texas, and was previously a certified national USPAP instructor (currently inactive). Licenses include Texas Real Estate Broker and Texas State Certified General Real Estate Appraiser. Temporary licenses have been obtained to work in other states, including Oklahoma, Louisiana, Florida, Georgia, Tennessee, Massachusetts, New Hampshire, Maryland, Colorado, Minnesota, Ohio, Washington, Oregon, Alaska, Nebraska, Kansas, Missouri, Illinois, Virginia, Arkansas, Arizona, Mississippi, Indiana, Nevada and California.

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QUALIFICATIONS OF THE APPRAISER

C. TAYLOR JOHNSON, III, MAI, AI-GRS

EDUCATION:

M.B.A. in Finance, University of Texas at Arlington, (1995)

North Texas State University, Denton, Texas, B.B.A. Degree in Real Estate (1984)

EMPLOYMENT HISTORY:

Commercial real estate appraiser and consultant: 1990-current

Vice President Western Realty Corporation, Dallas, Texas (commercial real estate investment firm involved primarily in retail projects): 1989-1990

Commercial Real Estate Brokerage, Property Management, and Project Leasing: 1984-1989

EXPERIENCE:

Types of properties appraised:	Retail/Commercial/Industrial Land
Single-Family Subdivisions	Mixed-use Land
Office Buildings	Self-Storage Facilities
Medical & Psychiatric Hospitals	Multifamily (FNMA, HUD included)
Retail Centers/Big Box Retail	Retirement Homes
Industrial Buildings	Assisted Living Facilities
Feasibility & Market Studies	Regional/Super Regional Malls
Full and Limited-Service Hotels	Restaurant Buildings
Single-Family Residential	Manufactured Home Communities
Condominium Properties	Government Facilities (US Border Patrol)
Special Use/Proposed Properties	Mobile Home Parks
Convenience Stores	RV/Marina Lake Properties
Medical Buildings	Auto Dealerships
Single Tenant/Owner Retail	Recreational Facilities

TEACHING EXPERIENCE:

Real Estate Appraisal at North Lake Community College, Irving, Texas

Real Estate Appraisal courses at Kaplan (Leonard Hawes) Real Estate School, Dallas, TX

Former Certified National USPAP Instructor (currently inactive), The Appraisal Foundation

TECHNICAL EDUCATION (Appraisal Institute Courses/Seminars):

Appraisal Foundation USPAP Instructor Certification Course (Course/Exam passed)

American Institute of Real Estate Appraisers: Real Estate Appraisal Principles

American Institute of Real Estate Appraisers: Basic Valuation Procedures

American Institute of Real Estate Appraisers: Capitalization Theory & Techniques, Parts A/B

American Institute of Real Estate Appraisers: Standards of Professional Practice Parts A/B/C

Appraisal Institute: Case Studies

Appraisal Institute: Uniform Standards of Professional Appraisal Practice, Part C

Appraisal Institute: Report Writing and Valuation Analysis

Advanced Applications

Appraisal Institute: Demonstration Report and Comprehensive Exam Passed

Professional's Guide to the Uniform Residential Appraisal Report (online course)

Feasibility, Market Value, Investment Timing: Option Value (online course)

The New Residential Market Conditions Form

7-Hour National USPAP Update Course (2009/2012/2013/2019/2021/2023)

2011 & 2016 North Texas Chapter of Appraisal Institute North Texas Realty Symposium

Business Practices and Ethics (classroom – 2012, online 2008, 2017 & 2021)

Fundamentals of Separating Real Property, Personal Property, & Intangible Business Assets (2012)
Commercial Trends in East Texas (2012)
Review Theory – General (2014)
Eminent Domain and Condemnation (2019)
Data Verification Methods (2019)
Excel Applications for Valuation (2021)
Subdivision Valuation (2022)
Expand Your Practice Arbitration Do's and Don'ts (2023)
Appraiser's Guide to Expert Witnessing (2023)

TECHNICAL EDUCATION (Non-Appraisal Institute Courses):

Retail Center Analysis for Financing
Appraising Historic Property
Practices and Pitfalls for the Residential Appraiser
7-Hour National USPAP Update Course (2011/2015/2017)
Nuts and Bolts of Green Energy Construction (2013)
Texas Appraising for the Supervisor and Trainee (2018)
Best Practices for Completing Bifurcated and Hybrid Appraisals (2021)

Undergraduate and Graduate Courses at Universities

Advanced Real Estate Evaluation (graduate)
Principles of Real Estate (undergraduate)
Real Estate Finance (undergraduate)
Advanced Real Estate Investment & Taxation (graduate)
Commercial Real Estate Development (undergraduate)
Residential Real Estate Development (undergraduate)
Real Property Law (undergraduate)
Real Estate Law (graduate)
International Real Estate (graduate)
Real Estate Appraisal (undergraduate)
Technical Report Writing (undergraduate)

FIABCI International Real Estate Courses

FIABCI: Foreign Investment in U.S. Properties
FIABCI: Marketing Properties to Foreign Investors

CCIM Courses

CCIM Course #101 – Financial Analysis for Commercial Investment Real Estate
CCIM Course #102 – Market Analysis for Commercial Investment Real Estate
CCIM Online Ethics Course
CCIM Online Negotiations Course

Numerous other continuing education courses for various licenses and designation

REAL ESTATE LICENSES:

Texas Broker License Number: 0343082
Texas State Certified General Real Estate Appraiser TX-1325326-G

GEOGRAPHICAL EXPERIENCE:

Texas, Oklahoma, Louisiana, Florida, Georgia, Tennessee, Massachusetts, New Hampshire, Maryland, Colorado, Minnesota, Ohio, Washington, Oregon, Alaska, Nebraska, Kansas, Missouri, Illinois, Virginia, Arkansas, Arizona, Mississippi, Indiana, Nevada and California