

QUALIFICATIONS

OF

JAMES W. HOGAN

REAL ESTATE VALUATION CONSULTANT

PROFESSIONAL CERTIFICATION AND AFFILIATIONS

- Certified General Real Estate Appraiser, Certificate Number 31678, State of Arizona
- Associate Member, Appraisal Institute, Member Number 517977

EXPERIENCE

- 2002 to 2005 - Appraiser-Sell & Associates, Inc., Tempe, AZ
- 2005 to Present - Vice President/Appraiser-Sell & Associates, Inc., Pinetop, AZ
- 2005 to Present - General Manager – Sell Properties L.L.C., Pinetop, AZ

I have appraised or assisted in the appraisal, market analysis and feasibility studies of many different property types including vacant land, residential and commercial subdivision, condominium projects, office buildings, retail centers, industrial properties, apartments, restaurants, dental and medical offices, counseling centers, residential properties, communication towers, easements and right-of-way valuations throughout the State of Arizona.. My experience includes a variety of assignments for litigation, eminent domain and acquisition proceedings. Furthermore, I am a general partner in a professional office building.

PROPERTY TYPES/ASSIGNMENTS

- Professional Office Buildings
- Retail Buildings
- Industrial Properties
- Restaurants
- Residential Subdivisions
- Condominium Projects
- Medical Office Buildings
- Auto Service Facilities
- Convenience Stores
- Mini-Storage Facilities
- Commercial Subdivisions
- Apartments
- Partial Interest Valuations
- Feasibility Studies
- Partial Taking Valuations
- Transportation and Utility Corridors
- Billboard Leases
- Leased Fee Analysts/Valuations
- Right-of-Way and Easements
- Ranches
- Agricultural Land
- Multi-Family Residences
- Single-Family Residences
- Communication Towers

LITIGATION ASSIGNMENTS

- Eminent Domain
- Bankruptcy
- Estate Taxes
- Foreclosure
- Easements
- Divorce

EDUCATION

- Associates of Arts Degree with Distinctions, Business Administration - Mesa Community College, May, 2000
- College Courses
- Appraisal Course 101, Arizona School of Real Estate and Business, Scottsdale, AZ, September, 2003
- Appraisal Course 102, Arizona School of Real Estate and Business, Scottsdale, AZ, October, 2003
- Uniform Standards of Professional Appraisal Practice (USPAP), Scottsdale, AZ, October, 2003
- Appraisal Course 104 Part 1, Arizona School of Real Estate and Business, Scottsdale, AZ, October, 2004
- Appraisal Course 103, Arizona School of Real Estate and Business, Scottsdale, AZ, November, 2004
- Appraisal Course 104 Part 2, Arizona School of Real Estate and Business, Scottsdale, AZ, November, 2004
- Uniform Standards of Professional Appraisal Practice (USPAP), Scottsdale, AZ, June, 2006
- General Appraisal Income Approach, Part I, Plano, TX, September, 2008
- Using Your HP12C Financial Calculator, Appraisal Institute, Online, September, 2008

REPRESENTATIVE CLIENTS

- Institutional and Private Lenders
- Real Estate Investment Trusts
- Attorneys
- Federal , State, Municipal and Tribal Governments
- Accountants
- Departments of Transportation
- Developers/Investors
- Property Owners

GEOGRAPHICAL AREA

- State of Arizona
- Navajo Nation
- White Mountain Apache Indian Reservation
- Gila River Indian Community
- Salt River Pima Maricopa Indian Community