

QUALIFICATIONS OF MATTHEW V. BRORSEN
BRORSEN APPRAISAL SERVICE, P.C.
<http://brorsenappraisals.com>

Position:	General Commercial Real Estate Appraiser Brorsen Appraisal Service, P.C. – Since 2004																																
Licenses:	Certified General Real Estate Appraiser State of Illinois License #553.001850 Expires 9/30/25																																
Professional Membership:	The Appraisal Institute Candidate for Designation, Member # 478488																																
College Education:	Illinois State University - Normal, IL Computer Science / 2001-2005																																
High School Education:	Bradley-Bourbonnais Community High School Diploma in 2001																																
Courtroom Experience:	Qualified and testified as expert witness in Kankakee County and Will County, 21 st and 12 th Judicial Circuit Courts, respectively, in the State of Illinois																																
Appraisal Experience:	Market value appraisals for: litigation, mortgage financing estate planning and settlement purposes, and asset evaluation. Focus on agricultural land and commercial properties, ranging from office to industrial improvements, plus retail sites. Major focus is right-of-way projects including land acquisition and easement negotiations.																																
Appraisal Education:	<table><thead><tr><th><u>The Appraisal Institute - Completed Courses</u></th><th><u>Hours</u></th></tr></thead><tbody><tr><td>• Advanced Concepts & Case Studies</td><td>35</td></tr><tr><td>• Basic Appraisal Procedures</td><td>30</td></tr><tr><td>• Basic Appraisal Principles</td><td>30</td></tr><tr><td>• Basic Income Capitalization</td><td>39</td></tr><tr><td>• Advanced Income Capitalization</td><td>40</td></tr><tr><td>• General Applications</td><td>40</td></tr><tr><td>• General Market Analysis/H&B Use</td><td>30</td></tr><tr><td>• Non-Residential Report Writing</td><td>15</td></tr><tr><td>• USPAP National Course</td><td>15</td></tr><tr><td>• The Discounted Cash Flow Model</td><td>7</td></tr><tr><td>• Business Practices and Ethics</td><td>7</td></tr><tr><td>• General Demonstration Report Writing Seminar</td><td>7</td></tr><tr><td>• Eminent Domain and Condemnation</td><td>7</td></tr><tr><td>• Yellow Book Land Acquisitions</td><td>14</td></tr><tr><td>• Easements, Mineral Rights, & Pipelines</td><td>7</td></tr></tbody></table>	<u>The Appraisal Institute - Completed Courses</u>	<u>Hours</u>	• Advanced Concepts & Case Studies	35	• Basic Appraisal Procedures	30	• Basic Appraisal Principles	30	• Basic Income Capitalization	39	• Advanced Income Capitalization	40	• General Applications	40	• General Market Analysis/H&B Use	30	• Non-Residential Report Writing	15	• USPAP National Course	15	• The Discounted Cash Flow Model	7	• Business Practices and Ethics	7	• General Demonstration Report Writing Seminar	7	• Eminent Domain and Condemnation	7	• Yellow Book Land Acquisitions	14	• Easements, Mineral Rights, & Pipelines	7
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