

**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<sup>st</sup> and 12<sup>th</sup> 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.

<b>Appraisal Education:</b>	<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