

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

<b>Position:</b>	General Commercial Real Estate Appraiser Brorsen Appraisal Service, P.C. – Since 2004																																
<b>Licenses:</b>	Certified General Real Estate Appraiser State of Illinois License #553.001850 Expires 9/30/23																																
<b>Professional Membership:</b>	The Appraisal Institute Candidate for Designation, Member # 478488																																
<b>College Education:</b>	Illinois State University - Normal, IL Computer Science / 2001-2005																																
<b>High School Education:</b>	Bradley-Bourbonnais Community High School Diploma in 2001																																
<b>Courtroom Experience:</b>	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																																
<b>Appraisal Experience:</b>	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>	<table><thead><tr><th><u>The Appraisal Institute - Completed Courses</u></th><th><u>Hours</u></th></tr></thead><tbody><tr><td>• Advanced Concepts &amp; 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&amp;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, &amp; 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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