

APPRAISER QUALIFICATIONS

Terri D. Patton, MAI

WNC Appraisal Services, Inc.
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Certified General Real Estate Appraiser (North Carolina)
A6890

REAL ESTATE APPRAISAL EXPERIENCE:

Continuous, full-time appraisal business since 2006 in Western North Carolina.

Property Types Appraised:

Industrial properties, office buildings, medical office buildings, special purpose properties, mixed-use properties, condominium complexes, multi-family properties, retail centers, freestanding retail stores, motels, restaurants, office condominiums, industrial condominiums, subdivisions, bed & breakfast properties and vacant land.

Geographic Area Served:

Buncombe, Henderson, Haywood, Transylvania, Polk, Rutherford, Jackson, McDowell, Macon and Madison Counties

Data Sources:

Carolina Mountain MLS, CoStar, Core Logic's Valuation Service, Realty Rates Market Surveys, Cushman & Wakefield Market Reports, Commercial Investment Multiple Listing Service, CBRE Research, Marcus and Millichap Research.

Memberships:

- Appraisal Institute Designated Member #516632
- Member of North Carolina Professional Appraisers Coalition (NCPAC)
- Member of Hendersonville Board of Realtors
- Member of Commercial Investment Realty Association of Western North Carolina (CIRA)
- North Carolina Real Estate Broker # 175984

Partial Client List:

TD Bank	PNC Bank
Wells Fargo	HomeTrust Bank
First Bank	Capital Bank
BB&T	Entegra Bank

Education and Training:

National USPAP 2018-2019 Update – Appraisal Institute
National USPAP 2016-2017 Update – Triangle Appraisal and Real Estate School
Advanced Concepts and Case Studies – Appraisal Institute
Advanced Market Analysis and Highest & Best Use – Appraisal Institute
Advanced Income Capitalization – Appraisal Institute
General Appraisal Report Writing and Case Studies – Appraisal Institute
National USPAP 2014-2015 Update – Appraisal Institute
Practical Application of the Cost Approach – Appraisal University
Green Building Valuing Energy Efficiency - Bright Path Education
Appraisal Laws and Rules – Bright Path Education
National USPAP 2012-2013 Update — McKissock Education
Yield Capitalization and Discounting – Van Education Center
Business Practices and Ethics – Appraisal Institute
Analyzing Tenant Credit Risk and Commercial Lease Analysis - Appraisal Institute
The Lending World in Crisis – Appraisal Institute
Appraising in a Changing Market - Mckissock Education
Appraisal Trends- Mckissock Education
Construction Details and Trends - Mckissock Education
Small Income Property Valuation – Mckissock Education
The Cost Approach and Insurable Interest - Triangle Appraisal and Real Estate School
Applied Income Property Valuation – Appraisal Schools by Curtis West, Appraisal Course G-3
Advanced Income Capitalization Procedures - Appraisal Schools by Curtis West, Appraisal Course G-2
Introduction to Income Property Appraisal - Triangle Appraisal and Real Estate School, Appraisal Course G-1
USPAP 15 hr. - North Carolina Real Estate Education, Inc
Applied Residential Property Valuation - North Carolina Real Estate Education, Inc. Appraisal Course R-3
Valuation Principles and Procedures - North Carolina Real Estate Education, Inc. Appraisal Course R-2
Introduction to Real Estate Appraisal – North Carolina Real Estate Education, Inc. Appraisal Course R-1

Previous Experience:

July 2007 –May 2009	Commercial Real Estate Appraiser – <i>Field Appraisals, Inc.</i> – Appraisal of all types of commercial real estate including but not limited to industrial, mixed use, special purposes, retail, office and vacant land.
January 2006 –July 2007	Residential Real Estate Appraiser – <i>Robert’s Appraisals, Inc.</i> – Appraisal of single family or non-complex multifamily real estate.
October 1996 –May 2005	Information Technology Manager – <i>Selina Naturally</i> – Plan, direct, and coordinate the development, implementation, deployment and operation of information systems and technology solutions for business needs. Hire, review, and fire non-management employees. Plan, direct and coordinate daily activities of a department/group/team.
February 1995 – August 1997	Real Estate Broker – <i>Coldwell Banker</i> – Represented buyers and sellers in real estate transactions.

Other Education:

College: Asheville-Buncombe Technical College, Asheville, North Carolina
Information Technology and Business Management

High School: Enka High School, Asheville, North Carolina