

QUALIFICATIONS – MATTHEW R. SHOWALTER

APPRAISAL ADVISORY GROUP, INC.
1414 West High Street
Mount Pleasant, Michigan 48858
(989) 775-5050
mshowalter@appraisaladvisorygroup.com

EDUCATION:

Central Michigan University
Bachelor of Science Degree in Business Administration
Major: Accounting

COURSE WORK:

Appraisal Institute

- 1994 120 : Appraisal Procedures
- 1994 310 : Basic Income Capitalization
- 1994 410 : Standards of Professional Practice, Part A
- 1995 Business Valuation Seminar
- 1995 Data Confirmation & Verification Seminar
- 1996 420: Standards of Professional Practice, Part B
- 1999 The FHA and the Appraisal Process Seminar
- 1999 330 : Apartment Appraisal : Concepts and Applications
- 1999 430 : Standards of Professional Practice, Part C
- 2001 520 : Highest & Best Use and Market Analysis
- 2001 710 : Condemnation Appraising: Basic Principles and Applications
- 2003 530 : Advanced Sales Comparison and Cost Approaches
- 2003 400 : National USPAP Update
- 2004 420 : Business Practices and Ethics
- 2004 510 : Advanced Income Capitalization
- 2005 400 : National USPAP Update
- 2005 540 : Report Writing & Valuation Analysis
- 2005 550 : Advanced Applications
- 2005 Passed General Comprehensive Exam
- 2007 General Demonstration Appraisal Report Writing
- 2008 400 : National USPAP Update
- 2008 705 : Litigation Appraising: Specialized Topics and Applications

MARKET ANALYSIS ACTIVITY (3/94 TO PRESENT)

Numerous types of market analysis endeavors, which include the following studies:

- Feasibility
- Marketability
- Absorption
- Highest and Best Use
- Land-Use Strategy

Appraiser's Qualifications, Matthew R. Showalter, (continued)

Various types of properties analyzed include:

- Multi-Family Residential
- Residential Condominiums
- Office Rentals and Condominiums
- Mixed-Use Buildings

APPRAISAL ACTIVITY (3/94 TO PRESENT):

Commercial Field Research, covering various types of properties including:

- Apartments (Conventional and Government Subsidized)
- Conservation easements
- Day care facilities
- Gas station/convenience stores
- Hospitals
- Hotels, Motels and Resorts
- Manufactured home parks
- Manufacturing plants
- Marinas
- Mini storage facilities
- Office (General and Medical)
- Railroad corridors
- Residential Condominiums
- Restaurants (Family and Fast Food)
- Retail Buildings
- Senior housing facilities
- Shopping Centers(Neighborhood, Community & Regional)
- Subdivisions
- Vacant Land
- Warehouses

ASSOCIATION:

- General Associate Member in the Appraisal Institute
- 2007- Present Shepherd Public Schools Board of Education Trustee
- 2004 Mayor City of Mount Pleasant
- 2004 Michigan Municipal League Finance and Taxation Committee Member
- 2003 Vice Mayor City of Mount Pleasant
- 2001-2004 City Commissioner City of Mount Pleasant
- 1996-2001 Shepherd Sports Boosters Golf Tournament Director
- 1995-2001 Shepherd High School Football Coach

STATE LICENSES:

Certified General Real Estate Appraiser, State of Michigan, #1201005065
Real Estate Salesperson, State of Michigan, #6501338171