

**QUALIFICATION OF:**

**BRIAN A. GINTER**  
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**PROFESSIONAL STATUS / AFFILIATIONS: (All Current)**

- \* Cert. General Real Estate Appraiser: •New York •Virginia •Maryland •Washington, DC •Pennsylvania
- \* Lic. Real Estate Broker: •New York

**QUALIFIED AS AN EXPERT WITNESS IN:**

- \*NEW YORK STATE SUPREME COURT AND NEW YORK STATE COURT OF CLAIMS

**SKILL DEVELOPMENT / PRIMARY STRENGTHS / CORE COMPETENCIES:**

**Real Estate Appraisals, Valuations, Consulting:** Residential, Commercial, Mixed Use, New Construction, Rehabilitation, Conversion and Existing. Rural to Inner City. Single Tenant and Multi-Tenant. Single and Multi Structure Facilities.

**Court / Trial / Testimony / Expert Witness / Arbitration / Mediation: Type of Cases:** Tax / Matrimonial / Bankruptcy / Estate / Partnership Issues

**Project Coordinator:** Multiple Project Types (Real Estate / Banquet / Weddings / Major Business & Market Studies / Sporting Events & Tournaments / Extensive Management Experience (Small Multiple Teams)

**Commercial Finance Origination:** Commercial (office/retail/warehouse) and Multi-Family Mortgage Origination

**Commercial & Residential Construction Management:** Project Lead on Rehabilitation and Development Projects.

**Mentor / Coach / Educator:** Capable of working with and/or in any environment, location, individual, or group.

**PROFESSIONAL EXPERIENCE:**

**NOVEMBER 1996 to PRESENT** R.E.V.A.C., Inc., Alexandria, VA 22310  
E-Mail: [revacinc@roadrunner.com](mailto:revacinc@roadrunner.com) /// Web: [revacinc.com](http://revacinc.com)

**TITLE:** -PRESIDENT / MAJORITY STOCK HOLDER  
**DESCRIPTION:** -REAL ESTATE VALUATION APPRAISING AND CONSULTING – (R.E.V.A.C.) FULL SERVICE APPRAISAL, MANAGEMENT, BROKERAGE, CONSTRUCTION/ REHABILITATION, LITIGATION SERVICES, CONSULTING COMPANY.  
**SPECIAL PROJECT:** -VALUATION PROJECT: UNITED STATES JUSTICE DEPARTMENT (Sub Contractor). PROJECT CONSULTANT/COORDINATOR: FIELD INSPECTIONS AND DATA COLLECTION - LITIGATION CASE: THE CONGRESSIONAL INDIAN DISTRICT OF OIL SPRINGS. Research consultant on valuation of Allegany County properties from 1850 through 2000 with concentration on major economic influences (ie: the Civil War, Oil Industry Development, Free Silver Act, World Wars, Depression).

**JANUARY 2006 to NOVEMBER 2007** WASHINGTON MUTUAL  
8201 GREENSBORO DR., SUITE 830, McLEAN, VA 22102

**TITLE:** -SENIOR APPRAISER  
**DESCRIPTION:** -APPRAISING - MULTI-FAMILY, MIXED-USE, & COMMERCIAL R.E.

**TITLE:** -SENIOR LOAN CONSULTANT  
**DESCRIPTION:** -MORTGAGE ORIGINATION - COMMERCIAL PROPERTIES

**JUNE 2005 to JANUARY 2006** DEEDS REALTY SVC. L.L.C.  
501 CHURCH ST. #117, VIENNA VA. 22108

**TITLE:** -SENIOR FEE APPRAISER  
**DESCRIPTION:** -APPRAISING OF COMMERCIAL AND RESIDENTIAL PROPERTIES  
**DUTIES:** -APPRAISAL PRODUCTION/ COORDINATING & TRAINING OF APPRAISAL STAFF / REVIEW APPRAISER

**MARCH 1990 to  
NOVEMBER 1996**

GAR ASSOCIATES, INC.  
2399 SWEET HOME RD, AMHERST, NY 14228

**TITLE:** -OFFICE MANAGER: SOUTHERN TIER  
**DESCRIPTION:** -APPRAISING OF RESIDENTIAL AND COMMERCIAL PROPERTIES.  
**SPECIAL PROJECT:** -VALUATION PROJECT - THE SENECA NATION OF INDIANS. SPECIFIC VALUATION ISSUES ASSOCIATED WITH RESERVATION PROPERTIES.

**MARCH 1986 to  
DECEMBER 1993**

MARKET PLACE INVESTORS, INC.  
AMHERST, NEW YORK 14228

**TITLE:** -PRESIDENT / BROKER  
**DESCRIPTION:** -PROPERTY MANAGEMENT / DEVELOPMENT / CONSULTING: DISTRIBUTOR & GENERAL CONTRACTOR FOR "PENN LYON HOMES".  
**DUTIES:** -COORDINATION OF OPERATIONAL ACTIVITIES OF A FULL SERVICE REAL ESTATE INVESTMENT / APPRAISAL / BROKERAGE COMPANY

**JANUARY 1984 to  
NOVEMBER 1996**

REAL ESTATE CONSULTING / DEVELOPMENT / REHABILITATION  
INDEPENDENT FEE APPRAISER / INVESTOR

**TITLE:** -DEVELOPMENT COORDINATOR / CORPORATE BOARD MEMBER / INVESTOR / CONSULTANT / FIELD SUPERVISOR / APPRAISER CONSULTANT  
**DESCRIPTION:** -DEVELOPMENT OF: CONDOMINIUM / RESIDENTIAL / COMMERCIAL PROJECTS & SUB DIVISIONS // OWNERSHIP OF: MULTI-FAMILY & COMMERCIAL REAL ESTATE // CONSULTANT: LAND ACQUISITIONS & DEVELOPMENTS PROJECTS.

#### **EDUCATION / COURSES:**

- \*BRYANT & STRATTON INSTITUTE // SUNY BUFFALO: GENERAL STUDIES.
- \*APPRAISING THE CONDOMINIUM / P.U.D. UNIT // MARSHAL & SWIFT VALUATION
- \*R-1 / R-2 / R-3 / G-1 / G-2 / G-3: Licensing Courses.
- \*REAL ESTATE EXCHANGES & APPLICATIONS // INSURANCE VALUATION SEMINAR
- \*VALUATION APPROACHES: #1) SKI FACILITY // RECREATIONAL INFLUENCES // #2) TIMBER INDUSTRY TRENDS & VALUATIONS - Appraisal Institute
- \*VALUATION APPLICATIONS FOR TAX APPEAL AND LITIGATION - I.F.A. Eastern Conference
- \*ASSESSMENT ADMINISTRATION -Keuka College, Keuka Park, NY
- \*EMINENT DOMAIN (A-25) // HIGHEST & BEST USE (A-29) - ASFMR
- \*COURSE 420 (Business Practices & Ethics) // COURSE: SCOPE OF WORK: EXPANDING SERVICES
- \*PARTIAL INTEREST VALUATION – DIVIDED // UNDIVIDED – The Appraisal Institute
- \*ADVANCED INCOME CAPITALIZATION – The Appraisal Institute (Washington, DC 1/2006)
- \*WASHINGTON MUTUAL BANK: Mortgage Banker Financing 101 / Conducting Environmental Inspections / Compliance for Commercial Lenders / Compliance for Real Estate Lenders / Information Security Course / Privacy Policy Basics / Commercial Mortgage Lending (16 hrs).
- \*CCIM COURSE – 101 (Washington, DC 8/2007) / CCIM COURSE – 102 (Washington, DC 10/2007)
- \*FAIR HOUSING / AMERICANS with DISABILITIES: Manfred R.E. Learning Center (On-Line 10/2007)
- \*USPAP / Cool Tools – Technology for Appraisers / Analyzing Distressed Real Estate / Finance & Statistics / What Commercial Client Would Like – Appraisal Institute (1/2008)
- \*CCIM COURSE 103 (Washington, DC 3/2008) / CCIM COURSE – 104 (Washington, DC 8/2008)

#### **PERSONAL ACCOMPLISHMENTS AND INTERESTS:**

- \*FENCING AND JUDO INSTRUCTOR: PRIVATE AND UNIVERSITY
- \*STAFF MEMBER - WESTERN NEW YORK JUDO ASSOCIATION: Organizers of the "Am-Can" Judo Challenge – An International Ranking Competition.
- \*RESTAURANT / BANQUET HALL / FOOD SERVICE OPERATION REVIEWS: Comprehensive reviews of local & regional dining and food service facilities. (Private Food & Service Reviews / Consulting / Staff & Kitchen Efficiency Reviews / Operations & Budget Reviews)
- \*OWNER OPERATOR / ASSISTANT CHEF: Fine Dining Restaurant Cuba, New York (7 years/closed)
- \*HOBBIES: Chess, Hunting, Fishing, Photography, Judo, Horse Training – Polo (Ranked Player), Fencing, FRP Gaming, SCA, Cooking.

## SKILL DEVELOPMENT / STRENGTHS: Diversity Summary

### Summary of Experience Diversity:

#### General - (Numerous Completed Appraisals)

- \*Residential: \$15,000. - \$3,500,000 /// 400 sf - 6,800 sf
- \*Commercial: \$18,000,000(+) /// Multi Family: 2 units - 200 units
- \*Condominium Construction/Conversions: Residential & Commercial
- \*Retail: 1,000 square feet – 45,000 square feet
- \*Office: 2,000 square feet - 25,000 square feet
- \*Manufacturing/warehouse: 9,000 square feet - 45,000 square feet
- \*Village Row Buildings - Mixed Use: 2,000 square feet - 12,000 square feet
- \*Farm Properties - Real Estate Only: 40 acres – 550+ acres
- \*Multi-Structure Facilities: 15,000 square feet - 28,000 square feet
- \*Recreational Properties: Lake / Ski / Hunting Camps (fee & leasehold)
- \*Townhouse / Condominium: Individual Units // Existing Projects // New Developments.
- \*Residential Sub-Divisions: Proposed // Partial Completion – restructure // financing, partnership buyouts // Finished Developments - PUD's.
- \*Special Use // Medical Facilities // Historical Properties
- \*Environmental Issue Properties // Oil and Gas Properties:
- \*Lease Hold Properties: Indian Reservation // New York State
- \*Detailed Market Studies: Micro / Macro Focuses: Multi County / Single County / Multi Township / Single Township / Specific Neighborhood

#### Unique: Markets / Appraisals / Valuation / Consulting:

- \*Cuba Lake / Seneca Indians: Valuation Project. U.S. Justice Department
- \*Salamanca / Seneca Indians: Valuation Project. Lease Expiration
- \*Asphalt / Concrete Facility (4): Appraisal for Trial (1). Consulting - Regional Cases
- \*Timber Property / Christmas Tree Farm : Appraisals & Valuations of large land tracts with high volume of marketable timber. Valuation of land, timber, good will.
- \*Large Plaza Valuations: Multi - Tenant Developments - reviewed and completed preliminary appraisal reports for tax assessment cases, acquisition, and liquidation. (K-Mart / Tops Markets / Ames Dpmt.)
- \*Condemnation Cases: Road Ways / Utility / Municipal Drainage
- \*Land Exchanges: Private Enterprise to Governmental Agency
- \*Restaurant / Bar / Tavern Valuations: Numerous Appraisals, Consulting Summaries, and Business Valuations. Inclusive of Real Property, Trade Fixtures & Equipment, and Business Values (Good Will).
- \*Retail Facility Valuations: Penny Candy (Specialty) / General Grocery (3) / Full Service Car Washes / Gas & Fuel Distribution (6) / Laundry Facilities – Coin & Dry Cleaner (9). Inclusive of Real Property, FF&E, and Business Values.
- \*Horse Training & Boarding Facilities (2): Inclusive of Real Property, FF&E, and Business Values.
- \*Self Storage Facilities (4): Inclusive of Real Property, FF&E, and Business Values.
- \*Motel Facilities (4): Consulting on potential Class Action Suite
- \*Roller Skating Facilities (2): Inclusive of Real Property, FF&E, and Business Values.
- \*Antique / Farmer / Retail Co - Ops: Site acquisition and market studies.
- \*Industrial Park Development: Appraisal - Land Acquisition and Development.
- \*Airport Hanger / Maintenance Facility: Private Facility located on Public Airport - Full Appraisal.
- \*High School Expansion & Development Project: Multi Site Appraisal / Review. Land Valuation and Site Construction Issues.
- \*Leasehold Interests Within Public Schools. Valuation of Leaseholds for Federally funded organizations within local high schools.
- \*Churches Facilities (2) / Bank Branches (3)
- \*Personal Property Valuations - Specific to Fields of Expertise: Restaurant Equipment (FF&E) // Retail Grocery (FF&E)- Deli/Meat/Produce Depts. // Model Ships (Museum Quality) – for insurance & donation purposes.
- \*Partial Interest Valuations: Conducted for Estate Planning. (Divided and Un-Divided). Interest Levels 1.25% to 50%; Limited Partnerships / General Partnerships / Corporation (Primary Real Estate).