

CERTIFIED GENERAL REAL ESTATE APPRAISER

QUALIFICATIONS OF BYRON H. HOWE, SRA

HOWE APPRAISAL ASSOCIATES

4326-J Evergreen Lane, Annandale, Virginia 22003

EXPERIENCE SINCE 1976

Presently, Byron H. Howe, SRA is the principal of Howe Appraisal Associates located in Annandale, Virginia. His association with the organization has included experience in the sale, management, developing & building and appraising of real property.

Appraisal assignments executed by him cover the valuation of all types of properties. Appraisals have been performed for various government departments in Arlington & Fairfax Counties, commercial banks, saving and loan associations, individuals, estates, corporations, the Department of Housing & Urban Development, the Virginia Department of Transportation, US Army Corps of Engineers and the Federal Aviation Administration.

Appraisal experience includes the completion of appraisals on single family homes, condominiums, commercial buildings & industrial projects ranging in size from 1,500 sq. ft. retail stores to 100,000+ sq. ft. buildings, with values from \$150,000 to \$18 million. Land appraisals include residential and commercial tracts with values to \$22 million.

Appraiser Panel memberships include; the Federal Housing Administration Fee Appraisal Panel from 1983 until initiation of Lender Select system, VA Department of Transportation Fee Panel and the Real Estate Curriculum Advisory Committee, No. VA. Community College, 3 years

Qualified as an expert witness and testified in courts in Arlington, Prince William, Loudoun & Fairfax County, VA and Federal Bankruptcy Court, Alexandria, VA.

Currently licensed real estate broker by the Virginia State Real Estate Commission. Actively engaged in the sale and leasing of residential and commercial properties in Northern Virginia as principle broker/owner of Howe Real Estate Group, LLC.

Certified General Real Estate Appraiser in Virginia since enactment of licensing.

Currently certified under the Continuing Education Requirements of the Appraisal Institute.

EXPERIENCE PRIOR TO 1976

From 1975 to 1976 served as jobs superintendent for Glaze International of Washington D.C. in Arlington, Virginia. Activities centered on supervision of contracts for refinishing company on individual homes and hotels including Burlington Hotel, Washington, D.C. and Holiday Inn.

EDUCATION

Master of Science, Real Estate. The American University - 1987

Bachelor of Science, Business Administration. The American University - 1979.

Completed courses of study in Real Estate Principles, Finance, Urban Development, Housing Economics, Market Analysis, Real Estate Law, Real Estate Investment and Construction.

APPRAISAL TRAINING AND SEMINARS (Partial Listing)

Appraisal 1-A, American Institute of Real Estate Appraisers (Real Estate Appraisal Principles)
Appraisal 1-B, American Institute of Real Estate Appraisers (Capitalization Theory and Techniques)
Appraisal Course II, American Inst. of Real Estate Appraisers (Urban Properties)
Litigation Valuation, American Inst. of Real Estate Appraisers (Condemnation Appraising)
Course 102, Society of Real Estate Appraisers (Residential Valuation)
Tax Considerations in Appraising, Society of R. E. Appraisers (Seminar)
Marshall & Swift Valuation Service Cost Seminar (Residential & Commercial)
Narrative Demonstration Appraisal Workshop, S.R.E.A., University of Georgia
Discounted Cash Flow Seminar, Appraisal Institute- 1993
Appraising Troubled Properties & The Appraiser As Expert Witness, Appraisal Institute-1993
FIRREA: Overview and Practical Applications, Appraisal Institute- 1993
Appraisal Standards and Ethics, (USPAP), NAR (1991), S.R.E.A. (1988), A.I (1994, 1999)
Virginia Appraisal Law, Recertification Courses - (Multiple Years)
Real Estate Appraisal- Brokerage Course, City of Alexandria- Instructor-1993
Understanding Limited Appraisals & Reporting Options, Residential & General- 1994
Standards of Professional Practice, Part A & B, Appraisal Institute
Highest & Best Use and Market Analysis, Appraisal Institute- 1997
FHA Seminar- Manual 4150.02 & New VC Sheet Requirements, Appraisal Institute/MBA- 1999
AVM Models Seminar, Appraisal Institute- 1999, Fair Lending for Appraisers- 1999
Commercial Lease Analysis, Appraisal Institute- 2002
Course 720- Condemnation Appraising- Advanced Concepts- Appraisal Institute- 2003
Commercial Real Estate Courses 101-104, CCIM Institute - Various Dates
Financial Analysis for Real Estate Development- CCIM
Tax Considerations- Appraisal, Instructor- Lorman Seminars, Alexandria- 2012
AVM's, Advanced Concepts in Appraising, Excel Analysis- Appraisal Institute - Multiple Dates
Appraising Green Buildings, A.I. - Intro to Green Bldgs (2014), Commercial Case Studies (2015)
Case Studies in Appraising Green Residential Buildings, A. I. (2017)
Various seminars and courses for continuing educational credits for Appraisal Institute and VA State.

MEMBERSHIPS

Life Member- The Appraisal Institute, SRA Designation
Realtor, Pioneer Club- Northern Virginia Association of Realtors
FIABCI - International Real Estate Federation -Delegate to International Congress (Multiple Years)
USA Hockey - CEP# 357801 (Coach-Level III)

DIRECTORSHIPS

Society of Real Estate Appraisers, Chapter 29, Washington Metro.(Prior to Merger)
Appraisal Institute, Board of Directors, Washington D.C. Metro Chapter (1991-1994)
Regional Committee Member, Region VI, Appraisal Institute (1991-1994, 1995, 2009, 2010)
Annandale Square Building Owners Association, Board of Directors (Secretary: 1996-Present)

PRIVACY NOTICE

HOWE APPRAISAL ASSOCIATES

4326-J Evergreen Lane

Annandale, VA 22003

(703) 642-0892

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect:

In the course of performing appraisals, we may collect what is known as “nonpublic personal information” about you. This information is used to facilitate the services that we provide to you and may include information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information:

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to non-affiliated third parties except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to the legal action to which you are a party.

Confidentiality and Security:

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. The applicable license laws also require a statutory period for record keeping. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us if you have any questions about the confidentiality of the information that you provide to us.