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## Larry Bloom, MAI

### Real Estate Appraiser

#### EDUCATION

University of Pennsylvania, The Wharton School, B.S., Economics

New York University, The Real Estate Institute, Real Estate Studies Certificate, 1978 (courses in Investment Analysis, Feasibility Analysis, Property Management, Building Construction, Advanced Real Estate Finance, and Real Estate Principles and Practices)

#### PROFESSIONAL DESIGNATIONS

Member of the Appraisal Institute (MAI) — Certificate No. 6434

Arizona Certified General Real Estate Appraiser — Certificate No. 31202

#### PROFESSIONAL AFFILIATIONS

Appraisal Institute (AI)

#### BUSINESS HISTORY

Independent Real Estate Consultant/Appraiser (1991—Present)

Pannell Kerr Forster (PKF): Principal and Director of Real Estate Consulting (1988-1990)

Appraisal Resources, Inc.: President (1982-1987)

Appraisers & Planners, Inc.: Senior Appraiser (1979-1982)

International Appraisal Company, Inc.: Staff Appraiser (1976-1978)

#### RANGE OF EXPERIENCE

##### REAL ESTATE VALUATION

Over 20 years of extensive experience with investment and special use properties in Arizona and throughout the United States and parts of Canada. Experience includes narrative appraisals, investment analysis, highest & best use studies, appraisal review, feasibility analysis, cash flow projections, and market studies.

Major assignments include Lake Pleasant Regional Park, Arizona Biltmore Resort, Fairmont Scottsdale Princess Resort, Lucent Technologies Building (Chicago), Burbank Studios (Los Angeles), Doral Plaza (Chicago), University Shopping Center (Alabama), Pierre Moran Mall (Indiana), River Oaks Apartments (Michigan), and Grand Hyatt Resort (Hawaii).

Extensive appraisal review experience with clients including government agencies, financial institutions, accounting firms, and law firms.

Extensive experience as an expert witness in federal and state courts in real estate valuation matters.

Retained by Maricopa County on a continuing basis as an appraiser and consultant for real estate and hotel properties in the Phoenix area in regard to litigation matters, working closely with County attorneys dealing with complex valuation and legal issues.

##### OTHER RELEVANT EXPERIENCE

Former Principal of Pannell Kerr Forster (PKF). Directed the real estate consulting division for the Phoenix and Los Angeles offices

Worked with real estate developers to determine the most feasible plans for their properties. Assignments included plans for apartment complexes, hotels, mixed-use development, and senior housing projects.

Appointed to the Maricopa County Ad Hoc Property Tax Committee (1994), which was established to review and make recommendations for changes in the property tax system in Arizona.