



Russell J. Hamilton, MAI
State-Certified General Real Estate Appraiser RZ1292

Business Address

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Professional Memberships & Licensing

- ❖ MAI Member of the Appraisal Institute, Certificate No. 10911
- ❖ State-Certified General Real Estate Appraiser RZ1292 State of Florida
- ❖ Member, East Florida Chapter of the Appraisal Institute
- ❖ Licensed Real Estate Broker, State of Florida

Career Background

Full time fee appraiser working mostly in the Volusia/Flagler County market since 1984.

Educational Background

- ❖ Bachelor of Science Degree, University of Florida, 1973

Appraisal Education

- ❖ Course 1BA - Capitalization Theory & Techniques, Part A, Appraisal Institute, 1991
- ❖ Course 1BB - Capitalization Theory & Techniques, Part B, Appraisal Institute, 1991
- ❖ Course 1A1 - Real Estate Appraisal Principles, Appraisal Institute, 1991
- ❖ Course 1A2 - Basic Valuation Procedures, Appraisal Institute, 1991
- ❖ Course 2-1 - Case Studies in Real Estate Valuation, Appraisal Institute, 1991
- ❖ Course 2-2 - Report Writing and Valuation Analysis, Appraisal Institute, 1991
- ❖ Course ACE 1492 - Accrued Depreciation Seminar, Appraisal Institute, 1994
- ❖ Course ACE 5248 - Standards of Professional Practice, Part A, Appraisal Institute, 1994
- ❖ Course ACE 1009 - Standards of Professional Practice, Part B, Appraisal Institute, 1994
- ❖ Course ACE 1681 - Evaluations and the Appraisal Industry, Appraisal Institute, 1995
- ❖ Seminar: Power Lines & Electromagnetic Fields, Appraisal Institute, 1995
- ❖ Appraisal Practices for Litigation, Appraisal Institute, 1995
- ❖ Comprehensive Appraisal Workshop, Cherry Hill, New Jersey, 1995
- ❖ Course ACE 1870 - The Internet and Appraising, Appraisal Institute, 1997
- ❖ Course ACE 1982 - New Industrial Valuation Seminar, Appraisal Institute, 1997
- ❖ Course ACE 2132 - Rates and Ratios/Income Capitalization Approach, 1998
- ❖ Course ACE 2040 - Income Capitalization Approach & Partial Interests, 1999
- ❖ Course ACE 2041 - Sales Comparison Approach, 1999
- ❖ Course ACE N617900146 - Valuation of Local Retail Properties, 1999
- ❖ Course ACE 7003 - Partial Interest Valuation, Divided, 2000
- ❖ Course ACE 988910572 - Litigation Skills for the Appraiser: An Overview, 2001
- ❖ Course #N44801636 - Data Confirmation Seminar, 2001
- ❖ Course #N606797065 - Valuation of Detrimental Conditions, 2001
- ❖ Course ACE 01-09 - Analyzing Commercial Lease Clauses, 2002
- ❖ Course 430 - Standards of Professional Practice, Part C, 2002
- ❖ Course ACE 001 - Appraisal Consulting, 2003
- ❖ Seminar: Subdivision Analysis, 2003
- ❖ Course ACE #0007352, USPAP Update, 2004
- ❖ Course ACE #0007352, National USPAP Update, 2004
- ❖ Course ACE #0007299, Florida Core Law Update, 2004
- ❖ Course ACE #0007257, Special Purpose Properties, 2004
- ❖ Seminar ACE #7257, Scope of Work, 2004
- ❖ Seminar ACE #7561, Appraising from Blueprints & Specifications, 2005
- ❖ Seminar ACE #7293, Florida State Law for Real Estate Appraisers, 2005
- ❖ Seminar ACE #7547, Subdivision Valuation, 2006
- ❖ Seminar ACE #7219, Business Practices and Ethics, 2006
- ❖ Seminar, Uniform Standards of Professional Appraisal Practice, 2006
- ❖ Seminar ACE #7606, Case Studies in Commercial Highest & Best Use, 2007
- ❖ Seminar ACE #7293, Florida Law, 2008
- ❖ Seminar ACE #7952, Supervisory/Trainee Roles & Relationship, 2008
- ❖ Course ACE #7184, National USPAP Update, 2008
- ❖ Course ACE #7898, Office Building Valuation, A Contemporary Perspective, 2008
- ❖ Online Appraisal Institute Course: Analyzing Operating Expenses, 2008
- ❖ Course #8515 - Appraisal Curriculum Overview, 2009

Appraisal Education, Cont.d

- ❖ Course #8586 – Appraising Distressed Commercial Real Estate, 2009
- ❖ Course #8567 – Using Spreadsheets in Real Estate Appraising, 2010
- ❖ American Bankers Assn, Telephone Briefing – Solutions for Hard to Value Assets, 2010
- ❖ FREAB Course #0007352 - Uniform Standards of Professional Appraisal Practice, 2010
- ❖ Florida Law Update, 2010
- ❖ Supervisor/Trainee Roles & Relationships, 2010

Types Of Appraisal Assignments

Vacant land and acreage, subdivisions, single family residences, mobile home parks, condominiums, motels/hotels, banking facilities, hospitals, out-patient surgical centers and other specialized medical facilities, warehouses, industrial, apartment projects, retail stores, shopping centers, office buildings, gas station/convenience stores, restaurants, churches, manufacturing plants, moving and storage facilities, golf courses and country clubs, campgrounds and recreation areas, mini-warehouse storage facilities, condemnation, litigation and market/feasibility studies.

Purposes Of Appraisals

Financing, acquisition or disposition, insurance purposes, eminent domain proceedings, litigation, estate tax purposes and estate planning among a variety of other purposes.

Appraisal Reports Prepared In The Following Counties

Volusia, Flagler, Brevard, Putnam, Lake, Alachua, Suwannee, Lafayette, and Marion.

Partial List Of Clients

Government Agencies

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| ❖ Florida Department of Transportation | ❖ Daytona State College (formerly DBCC) |
| ❖ Florida Department of Environmental Protection | ❖ Halifax Health |
| ❖ Florida Department of Forestry | ❖ City of Daytona Beach |
| ❖ Florida Department of Management Services | ❖ City of Daytona Beach Shores |
| ❖ Flagler County | ❖ City of Holly Hill |
| ❖ Flagler County School Board | ❖ City of Ormond Beach |
| ❖ Volusia County Department of Public Works | ❖ City Of Palm Coast |
| ❖ Volusia County Property Appraisal | ❖ City of Port Orange |
| ❖ Volusia County Airport Authority | ❖ City of South Daytona |
| ❖ Volusia County School Board | ❖ Ponce de Leon Port Authority |
| ❖ Marion County Department of Public Works | ❖ Town of Ponce Inlet |
| ❖ Florida Hospital, Flagler | ❖ Florida Inland Navigation District (FIND) |
| ❖ Bethune Cookman University | |

Banks and Financial Institutions

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| ❖ Attorneys Title Insurance Fund | ❖ Legg Mason Real Estate Service |
| ❖ Bank of America | ❖ Peoples First Community Bank |
| ❖ BB&T | ❖ Regions Bank |
| ❖ Colonial Bank | ❖ Sunshine State Community Bank |
| ❖ RBC Bank (formerly Cypress Coquina Bank) | ❖ SunTrust Bank |
| ❖ Fifth Third Bank | ❖ Surety Bank |
| ❖ National City Bank | ❖ East Coast Community Bank |
| ❖ Independent Bankers Bank | ❖ Wachovia Bank |
| ❖ Compass Bank | ❖ Prosperity Bank |
| ❖ Gateway Bank of Florida | ❖ Floridian Bank |
| ❖ Florida Capital Bank | ❖ Riverside Bank |

Individuals

- | | |
|--------------------|----------------------------|
| ❖ Attorneys | ❖ Mortgage Bankers/Brokers |
| ❖ Insurance Agents | ❖ Real Estate Developers |

Businesses/Corporations

- | | |
|-----------------------------------|-------------------------------|
| ❖ Florida Power and Light | ❖ Daytona Beach News Journal |
| ❖ West Volusia Hospital Authority | ❖ LaCour & Company |
| ❖ United Parcel Service | ❖ Exxon/Mobil Oil Corporation |

Continuing Education Requirement

The Appraisal Institute conducts a program of continuing education for its designated members. Members who meet the minimum standards of this program are awarded periodic educational certification. I, Russell J. Hamilton, have completed the requirements under the continuing education program of the Appraisal Institute.