

# QUALIFICATIONS OF APPRAISER/CONSULTANT - DAVID H. BROOKS, CRE, MAI

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## MEMBERSHIPS/AFFILIATIONS:

Member - Appraisal Institute: MAI #6596, awarded 1982  
Member - The Counselors of Real Estate, CRE awarded 1998  
Certified General Real Estate Appraiser - State of Maryland License #04-136  
Certified General Real Estate Appraiser - State of Delaware License #X10000085  
Certified General Real Estate Appraiser - Commonwealth of Virginia License #4001-004360  
Certified General Real Estate Appraiser - District of Columbia License #GA10417  
Licensed Broker - Maryland Real Estate Commission  
Member - Ocean City Hotel, Motel Restaurant Association

## BACKGROUND & EXPERIENCE:

Partner - Lipman Frizzell & Mitchell LLC, 1988 to present (joined firm in 1978).  
Past President - Maryland Chapter - Appraisal Institute, 1997.  
Managing General Partner - Marbrook Realty Limited Partnership, and others, since 1979.  
President - Brooks Management Company, Inc., since 1979.  
Past President - CHAI, Comprehensive Housing Assistance, Inc. (non-profit) 2000-2002

## EDUCATION:

Master's Degree in Real Estate & Urban Development, American University 1979-81.  
Bachelor's Degree in Urban Development/Accounting, American University, Cum Laude 1975-79.

## REAL ESTATE COURSES COMPLETED:

Urban Development	Housing Economics & Community Development
Real Estate Principles	Seminar in Real Estate & Urban Development
Real Estate Investment Strategy	Real Estate Finance & Investment
Residential Development Process	Land Use & Development
Real Estate Law	Urban Properties
Basic Appraisal Principles	Litigation Valuation
Real Estate Market Analysis	Standards of Professional Practice
Capitalization Theory & Techniques	

**EXPERT WITNESS:** Federal Bankruptcy Court, Prince George's County Circuit Court, Maryland Tax Court, Property Tax Assessment Appeals Board (PTAAB), DC Tax Court & Various county board hearings.

**INSTRUCTOR:** **Johns Hopkins University**, Masters Degree Program - Real Estate Appraisal, Baltimore, 1992 - 1996.  
**Northeastern Regional Association of Assessing Officers**, Hotel/Motel valuation, 2002  
**MICPEL**, Seminar on Real Estate Tax Assessment, Baltimore, 1998.  
**University of Maryland**, School of Public Affairs - Seminar on Housing, Land Use Planning & Zoning.

**SPEAKER:** AIREA, Maryland Chapter - R-41b Valuation & Office Market Analysis, Baltimore, 1985.  
MICPEL Trial Advocacy Program - Expert Witness Examination, Baltimore, 1984-1989.

## COMPETENCY:

Assignment types include appraisal/valuation, evaluation, marketability, economic feasibility, highest & best use, pricing, absorption and investment analysis. Property types include developed & undeveloped land, investment class - income producing real estate including: hotels, motels & restaurants; rental & condominium office buildings; shopping centers, outlet centers and malls; manufacturing, distribution, research & development and warehouse facilities; office, business and industrial parks; rental and condominium apartments; nursing homes and assisted living facilities; residential subdivisions; farms; marinas; and special purpose properties including a recreational lake, quarries, marinas, and others. Assignments also include HUD MAP valuations and market studies, Tax Credit valuations, plus FNMA and Freddie Mac apartment valuations. Assignments have been concentrated within the Baltimore and Washington DC Metropolitan areas, Ocean City, Northern Virginia, Delaware and Western Maryland.