
John T. Bosworth, MAI, SRA

Valbridge Property Advisors | Charlotte Metropolitan Area

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Professional Experience:

- **Valbridge Property Advisors | John Bosworth & Associates**, Senior Managing Director (2013-Present)
- **John Bosworth & Associates, LLC**, 1993–2013, Charlotte, North Carolina. Commercial real estate consulting and appraisal. Provide commercial appraisal services, financial analyses, and highest and best use studies to commercial real estate owners, developers, and financial clients. Assignments include retail development, offices, industrial properties, apartments, and subdivisions.
- **T. B. Harris, Jr. & Associates**, 1989-1993, Charlotte, North Carolina. Commercial real estate consulting and appraisal assignments of commercial, industrial and special use property types.
- **Bosworth Appraisal Services**, 1986-1989, New Orleans, Louisiana. Formed company in 1986. Actively engaged in the appraisal of residential and small income properties.

Career Highlights and Achievements:

- President (2006) of the North Carolina Chapter of the Appraisal Institute.
- Instructor for the Appraisal Institute. Approved for Courses 400, 410 and 420
- Mingle School of Real Estate of the Charlotte Regional Realtors Association. Instructor from 1990 to 2006. Created R and G series courses in 1990-91
- Charlotte Appraisers Market Data Associates (CAMDA), Charlotte, North Carolina, President from 1996-1999.
- 1996 Member of the Year, Metrolina Sub-Chapter of the Appraisal Institute
- 1997 Chairman of the Metrolina Sub-Chapter of the Appraisal Institute
- 1999, 2000 & 2001 Leadership Development and Advisory Council delegate, Appraisal Institute.

Education:

- Louisiana State University, Baton Rouge, Louisiana, Bachelor of Science, Marketing
- Appraisal Institute, Chicago, Illinois
 - SRA designation, (RM member #2240)
 - MAI designation, member #9967
- Relevant Course Work Completed – Appraisal Institute
 - Courses:**
 - Highest & Best Use and Market Analysis, 1999
 - Advanced Income Capitalization, 1995
 - Basic Income Capitalization, 1994

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Report Writing & Valuation Analysis, 1992
Case Studies in R.E. Valuation, 1990
Cap Theory & Tech, Part B, 1989
Cap Theory & Tech, Part A, 1989
Basic Valuation Procedures, 1988
R.E. Appraisal Principles, 1986
Residential Valuation, 1984

Recent Courses Taught:

7-Hour National USPAP Update Course—North Carolina Chapter
Business Practices and Ethics—North Carolina Chapter
15-Hour National USPAP Course

Seminars:

Real Estate Valuation Conference, 2015
Business Practices and Ethics, 2014
Real Estate Valuation Conference, 2013
2012 Real Estate Valuation Conference: Retrench/Recovery, 2012
Appraisal Curriculum Overview (2-day General), 2011
Analyzing Tenant Credit Risk and Commercial Lease Analysis, 2011
2010 Real Estate Valuation Conference, 2010
Appraising Distressed Commercial Real Estate: Here We Go, 2009
Legislative and Regulatory Update, 2009
Office Building Valuation: A Contemporary Perspective, 2008
Analytics with the Site to Do Business, 2007
AQB USPAP Instructor Recertification Course, 2007
What Clients Would Like Their Appraisers to Know, 2007
Yellow Book-Uniform Apr. Standards for Fed. Land Acquisition, 2006
Advanced Training & Development Conference, 2005
Real Estate Finance, Value, and Investment Performance, 2005
How to Increase Profits Using Your Appraisal Skills, 2005
Rates and Ratios: Making sense of GIMs, OARs, and DCFs, 2005
Business Practices and Ethics, 2004
Cool Tools: New Technology for Real Estate Appraisers, 2004
Land Valuation Adjustment Procedures, 2004
Effective Appraisal Writing, 2003
Advanced Training & Development Conference, 2003
Appraisal Consulting: A Solutions Approach for Professionals, 2003
Real Estate Fraud: The Appraiser's Responsibilities & Liabilities, 2001
Dynamics of Office Building Valuation, 1995
Advanced Income Capitalization Faculty Training Workshop, 1994
Appraisal Practices for Litigation, 1993

Courses Taught and Written (for Mingle School of Real Estate)

- Using the HP-12C financial calculator 1991-1993
 - Residential Applications 1994-1996
 - Income Valuation Fundamentals 1995-1998
 - NC Board Rules & USPAP 1996-2001
 - NC Appraisal Board Rules 1999-2001
 - Is This A Commercial Appraisal? 2001
 - Role of the Supervisory Appraiser 2001
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State Certification/Licensure:

- AQB Certified USPAP Instructor #10242
 - North Carolina Real Estate Appraisal Board, Raleigh, North Carolina, State Certified General Real Estate Appraiser, Certificate Number A214
 - South Carolina Real Estate Appraisers Board, Columbia, South Carolina, State Certified General Real Estate Appraiser, Certificate Number CG2589
 - State of Georgia Real Estate Appraisal Board, Atlanta, Georgia, State Certified Real Property Appraiser, Certificate Number 5328
 - North Carolina Real Estate Commission, Raleigh, North Carolina, Real Estate Broker, license number 127865
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Expert Witness Experience:

- US Bankruptcy Court, Charlotte, NC
 - North Carolina Property Tax Commission, Raleigh, NC
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Renewal Cards

