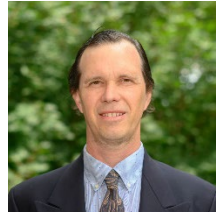


Qualifications of Simon J. Luttman

Senior Appraiser

Valbridge Property Advisors | Baltimore Washington Metro



Independent Valuations for a Variable World

State Certifications

State of Maryland
Commonwealth of Virginia
District of Columbia
Commonwealth of Pennsylvania

Education

University of Western Sydney –
Hawkesbury (Australia)
Bachelor of Business – Land
Economy

Contact Details

832-318-9173 (p)

Valbridge Property Advisors |
Baltimore Washington Metro
11100 Dovedale Court
Marriottsville, MD 21104

www.valbridge.com
sjluttman@valbridge.com

Competency

Appraisal/valuation and consulting assignments include: high rise suburban and CBD office buildings, historical buildings, shopping centers, regional shopping malls, warehouse, manufacturing, condominiums (retail, office, medical, residential), “fractured” condominiums, going concerns of hotels/motels and service stations, churches, apartments, marinas, airplane hangars, manufactured home parks, “man camps,” golf courses, submerged lands, contaminated properties, landlocked properties, easements, ranches, high-end residential properties, HTC and HUD apartment projects, estate tax, property tax protests, partial interests, Eminent Domain (on behalf of government entities and landowners), litigation assignments (e.g. explosions, hurricane damage, title policy claims). Significant experience with portfolios, including 550 properties for a litigation assignment, which included residential, rural and commercial properties, and involved two retrospective dates dating back approximately six years. Simon viewed (from the curbside) and appraised all properties in this portfolio for an attorney client who was representing several major insurance companies. Mr. Luttman has held appraisal licenses in at least 17 U.S. states, including 11 Certified General and 6 temporary permits. His experience also includes appraisals of retirement housing and health care properties throughout Australia, including retirement villages, aged care facilities, private hospitals, medical centers, and development sites with potential for the aforementioned uses.

Membership/Affiliations:

Previously an Associate member of the Appraisal Institute
Previously an Associate member of the Australian Property Institute (API)
Previously a Certified Practicing Valuer (CPV) - Australia

Appraisal Institute & Related Courses:

Numerous appraisal and business planning courses, including: National USPAP Course and ongoing updates; Advanced Income Capitalization; Highest & Best Use and Market Analysis; Basic Appraisal Procedures; General Appraiser Report Writing and Case Studies; Commercial Appraisal Review; Expert Witness; Statistics, Modeling and Finance; Advanced Land Valuation: Sound Solutions to Perplexing Problems; Transferred Value; Raise Your Appraiser IQ; Appraisal of Nursing Facilities.

Experience:

Senior Appraiser Positions

Valbridge Property Advisors | Baltimore Washington Metro (2019-Present)
O’Connor & Associates | Houston, Texas (1997-2007; and 2012-2019)
CBRE | Specialization in Retirement Housing & Health Care | Sydney, Australia (2007-2012)
Colliers International | Sydney, Australia (1997-1997)
Australian Valuation Office (a Commonwealth government department) | Sydney, Australia (1990-1996)

Expert Witness Experience

Circuit Court, Houston, Texas