

PROFESSIONAL QUALIFICATIONS

**Brandon J. Downing**

POSITION

Appraiser  
Pillar Valuation Group  
3322 Erie Avenue, Suite 200  
Cincinnati, Ohio 45208  
Phone: (513) 871-4467  
Fax: (513) 871-7444  
E-Mail: [brandon@pillarvg.com](mailto:brandon@pillarvg.com)

EXPERIENCE

5/08 – Present, Appraiser with Pillar Valuation Group, Inc.  
  
10/07 – 3/08, Assistant in Multi-Family Lending Group with Washington Mutual Bank

**Property Valuations**

Valuations to \$3,000,000+

**Property Types**

Retail	5,000 to 30,000+ sq. ft.
Office Buildings	1,000 to 20,000+ sq. ft.
Industrial	5,000 to 300,000+ sq. ft.
Multi Family Buildings	4 units to 40 units+
Land	Commercial, industrial, office, multifamily and others
Special Use Properties	Restaurants, service stations, funeral homes and others

**Interest Appraised**

Fee Simple	Leased Fee
Leasehold	Liquidation

**Real Estate Reports Performed Include**

Market Value Conforming to FIRREA	Proposed Projects
Leased Up Projections	Absorption Studies
Rental Projections	Market Analysis
Discounted Cash Flow Analysis	Income and Expense Projections

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PROFESSIONAL  
EDUCATION

**APPRAISAL INSTITUTE**

Completed and passed the appraisal courses offered by the Appraisal Institute

Real Estate Appraisal Principles

Real Estate Appraisal Procedures

Standards of Professional Practice: (USPAP-15 Hour)

Business Practice and Ethics

Advanced Spreadsheet Modeling for Valuation Applications

Currently working on Ohio Registered Real Estate Appraiser Assistant Requirements

**COLDWELL BANKER WEST SHELL**

Fair Housing

EDUCATION

B.B.A., Majors in Finance and Real Estate, University of Cincinnati

PROFESSIONAL  
AFFILIATIONS

Practicing Affiliate Member of the Appraisal Institute currently working toward Candidacy for Designation membership.

Registered Real Estate Appraiser Assistant, Ohio #2012001224