

### PROFESSIONAL QUALIFICATIONS

#### **Melissa L. Roundtree (Lisa)**

#### POSITION

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

#### EXPERIENCE

2/07 – Present, Appraiser with Pillar Valuation Group, Inc.

1/03 – 2/07, Appraiser with Willingham Associates, Inc.

#### **Property Valuations**

Valuations to \$10,000,000+

#### **Property Types**

Retail	5,000 to 100,000+ sq. ft.
Office Buildings	1,000 to 500,000+ sq. ft.
Industrial	5,000 to 200,000+ sq. ft.
Multi Family Buildings	4 units to 1,000 units+
Land	Commercial, industrial, office, multifamily and others
Special Use Properties	Restaurants, service stations 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	<b>APPRAISAL INSTITUTE</b> Completed and passed the appraisal courses offered by the Appraisal Institute Real Estate Appraisal Principles Real Estate Appraisal Procedures Basic Income Capitalization Advanced Income Capitalization Standards of Professional Practice: (USPAP-15 Hour) Standards of Professional Practice Update: (USPAP-7 Hour) Report Writing and Case Studies Business Practice and Ethics Analyzing Distressed Real Estate Analyzing Operating Expenses Subdivision Valuation Market Analysis and Highest and Best Use Real Estate Finance Statistics and Valuation Modeling Site Valuation and Cost Approach Completed Ohio Registered Real Estate Appraiser Assistant Requirements
	<b>HONDROS</b> Fair Housing
EDUCATION	B.B.A., Majors in Finance and Real Estate, University of Cincinnati
PROFESSIONAL AFFILIATIONS	Candidate for Designation Member of the Appraisal Institute Certified General Real Estate Appraiser, Ohio Certified General Real Estate Appraiser, Kentucky