



Michael J. Bernholz, CCIM, SRA, MAI

**QUALIFICATIONS OF
MICHAEL J. BERNHOLZ, SRA, CCIM, MAI**

Formal Education

Bachelor of Science Degree - Brockport University, Rochester, NY.
Major in Business Administration
Minor in Real Estate Economics and Mathematics

Designations

SRA designated member of the Appraisal Institute
CCIM designated member of the Commercial Investment Real Estate Institute
MAI designated member of the Appraisal Institute

Memberships and Professional Affiliations

Member, NYS Society of Real Estate Appraisers
Member, National Association of Realtors
Member, NYS Association of Realtors
President, Hudson Valley Appraisal Corporation

Real Estate-Related Experience

Town of Olive Assessor - 1982
Treasurer, Ulster County Board of Realtors - 1984-1987
Board of Directors, Ulster County Board of Realtors, 1984-1987
Vice President, Ulster County Multiple Listing, 1989
Broker-Owner, Prudential Hudson Valley Properties -
completed over 2000 transactions - million dollar seller 1977-1987
Appraiser - full time, self-employed - 1977 - Present
President- Hudson Valley Appraisal Corporation - 1983 - Present

Society of Real Estate Appraisers Courses

101 - An Introduction to Appraising Real Property
102 - Applied Residential Property Valuation
Demonstration Lock-In
Awarded an Educational Scholarship

Appraisal Institute Courses

201 - Principles of Income Property Appraising

**HUDSON VALLEY APPRAISAL
CORPORATION**



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202 - Applied Income Property Valuation
I410 - Standards of Professional Practice, Part A., 4/19/96-4/20/96
0274 - 110 Standards of Professional Practice, Part B, 10/3/97 - 10/4/97
II430 - Standards of Professional Practice, Part C, 9/21/01
2185-07 Appraisal of Local Retail Properties, 11/8/01
2814-07 Dynamics of Office Building Valuation, 11/9/01

CCIM Courses through the Realtors National Marketing Institute

CCIM Course 101, Fundamentals of Real Estate Investment and Taxation
CCIM Course 102, Fundamentals of Creating a Real Estate Investment
CCIM Course 103, Real Estate Taxation and Marketing Tools For Investment Real Estate
CCIM Course 104, Impact of Human Behavior on Commercial Investment Decision Making
CCIM Course 105, Case Studies in Commercial Real Estate
GRI 1 & 3 through the National Association of Realtors

Continuing Education

How to fill out F.H.L.M.C. form 70/FNMA form 40
How to fill out revised FNMA form 1004
Employees Relocation Council, September 1988
Marshal Swift Valuation Service Segregated Method, October 1988
Seminar on Professional Practice, Society of Real Estate Appraisers, 1989
Seminar on Uniform Industrial & Commercial Appraisal Reports
Seminar on "Boundary Law In New York", National Business Institute, Inc.
Seminar on Assessment and Easements, 1993
The New Uniform Residential Appraisal Report, 1993
Appraisal Reporting of Complex Residential Properties, 1994
Understanding Limited Appraisals-General, 1994
Planning and Zoning Law Seminar, 1995
The Appraiser and Expert Testimony, 1995
Seminar on Appraising Conservation and Preservation Easements, 1995
The Appraiser's Complete Review, 1996
Special-Purpose Properties: The Challenges of Real Estate Appraising in Limited Markets, 10/96
Contemporary Valuation Issues as They Relate To Ad Valorem Taxation, 1997
Eminent Domain for Attorneys & Appraisers: National Highway Institute, 1998
1999 Proposed USPAP Changes: Mid Hudson Chapter, 1999
Litigation Appraising - Current Issues in Tax Certiorari, 1999
Litigation Case Studies, 5/12/99
Attacking & Defending an Appraisal In Litigation, 1999
Case Studies in Commercial Highest & Best Use, 6/9/2000
Subdivision Analysis Seminar, 6/15/2001
8th Annual Spring Appraisal Conference, 4/19/2002
Scope of Work: Expanding Your Range of Services, 9/16/03
USPAP Update, 10/8/03

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Small, Mixed-Use Properties, 11/21/03
Mathematically Modeling Real Estate Data, 3/15/04
Uniform Standards for Federal Land Acquisitions, 7/7/04
Appraising for FHA 2005, 12/21/04
Conservation Easements Valuation & Case Studies, 4/25-27/06
USPAP Update Course, 9/21/06
Appraisal of Local Retail Properties, 5/17/07
FHA Appraising and the Lending Process, #3178-07, 5/19/08
USPAP Update Course, 12/17/08
Green Construction #2985, 3/26/09
Business Practices and Ethics #2586-08, 9/27/09
Quality Assurance in Residential Appraisals #2968-07, 10/29/09
Environmental Issues in Home Ownership #3695-03, 03/24/11
2010-2011 National USPAP Update Course, #2365-07, 4/28/11
An Appraisal Guide to Understanding the UAD, #3734, 6/20/11
The Appraiser as an Expert Witness: A Case Study and Mock Trial, #3769-05, 10/19/11
Online Professional's Guide to the Fannie Mae 2-4 Unit Form 1025, 11/29/2011
The Art of Defensive Appraising, #3894, 8/27/12
Marketing and Appraising REO's in Today's Environment, #3541, 9/21/12
Home Inspection: Defect Recognition and Interpretation, #0578, 02/19/2013
USPAP Update Course, #2365-07, 05/21/2013
Recent Changes to FHA, Fannie Mae and FIRREA: A 2013 Update, #4059, 06/06/2013
USPAP Update Course, 03/19/14
Analyzing Tenant Credit Risk and Commercial Lease Analysis: #4251-07, 9/4/14
Supervisory Appraiser/Trainee Appraiser Course: #Q-0332, 12/15/14
Condominiums and Town Houses: Delineating the Difference: #3022, 5/5/2015
Do Legal Documents Have an Impact on Market Value: #3166, 6/4/15
The New FHA Manual and Its Impact on the Real Estate Transaction: #4417, 12/8/15

Government/State/Federal Agency/Municipalities Clients

N.Y.S. Department of Transportation
NYC Department of Environmental Protection (one of six companies selected statewide to appraise for the DEP's Land Acquisition Program in the watershed areas serving New York City)
NYS Department of Conservation
Watershed Agricultural Council
NYS Job Development Authority
NYS Dormitory Authority
NYS Thruway Authority and Canal Corporation
NYS Attorney General's Office
NYS Office of General Services
NYSUT
NYS Office of Mental Retardation
Farmers Home Administration

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F.D.I.C.
U.S. Marshall
Town of Esopus
Town of Ulster
City of Kingston
Town of Rosendale
Town of Plattekill
Town of Prattsville
Town of Shandaken
County of Orange
County of Columbia
Town of Cortlandt
Town of Poughkeepsie
Town of Fishkill

Review Appraiser

Reviewer of commercial, narrative reports for numerous lending institutions.

Court Testimony

Testified as Real Estate expert in Supreme Court on numerous occasions.

Types of Property Appraised

Single-family, Multi-family, Coop, Big Box Stores, Apartment Complexes, Condominium Projects, Subdivision Analyses, Industrial Properties, Airports, Manufacturing Facilities, Schools, Medical Office Buildings, Mixed-Use, Motels, Restaurants, Hotels, Resorts, Golf Courses, Mobile Home Parks, Bowling Alleys, Vacant Land, Farms, Marinas and Regional Malls, et al. Also experienced in appraisals of Avigation Easements, Permanent and Temporary Easements, Conservation and Agricultural Easements.

Community Service

Ulster County Development Corp - Board Member - committee in charge with the sale of Golden Hill.

Ulster County Habitat for Humanity - Board Member - 3 yrs.

Held various board positions over the years with the Ulster County Board of Realtors and Ulster County MLS.

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