



KOESTNER, MCGIVERN & ASSOCIATES
Real Estate Appraisals and Consulting

RICHARD J. KOESTNER, S.R.A.
Davenport, Iowa 52807

STATE LICENSING:

IOWA:

General Residential Real Estate Property Appraiser
Certificate #CG01608
FHA approved
Real Estate Broker/Office #B05091000

ILLINOIS:

Certified General Real Estate Property Appraiser
License #153001427
FHA approved

MEMBERSHIP:

Membership in professional and technical organizations related to appraisal activities.

REALTOR: State of Iowa Realtor of the Year 1999
Omega Tia Ro 1999
Iowa Association of Realtors, State President 1997-98
Greater Davenport Board of Realtors, President 1987
Iowa Appraiser Examining Board Vice Chair 2006
NAR Appraisal Committee 2006

APPRAISAL: Appraisal Institute - 1987 to present
S.R.A.-Senior Residential Appraiser Designation
2006 Board of Director of Iowa Chapter Appraisal Institute
■ Served on Professional Standards Committee and Candidate
Guidance

EDUCATION:

Formal Education:

University of Iowa, Iowa City, Iowa	1973-1977
BBA in Marketing and Real Estate	
Assumption High School, Davenport, Iowa	1969-1973

Professional and Technical Appraisal Courses:

Iowa Real Estate Commission:
 Instructor Development Workshop June 2007

Appraisal Institute:
 National Uniform Standards of Professional Appraisal Practice May 2007
 FHA and the New Residential Appraisal Forms March 2007
 Basic Appraisal Procedures October 2006
 Real Estate Investment & Development September

2006
 The Road Less Traveled - Special Purpose Properties March 2006
 Course 11530 - Advanced Sales Comparison & Cost July 2005
 Approaches
 Course 810 Computer-Enhanced Cash Flow Modeling January 2004
 Rates and Ratios September

2003
 Course 420 Business Practices and Ethics July 2003
 Course 400 USPAP July 2003
 Land Valuation Assignments March 2003

Appraisal Institute:
 Advance Income Capitalization
 Boca Raton, FL November 2001

Appraisal Institute, Chicago, IL
 General Report Writing, Course IL-VII April 2001

Iowa Association of Realtors:
 Appraising Atypical Properties March 2001

Illinois Real Estate Appraisal Examining Board:
 Regression Analysis in Appraisal Practice October 2000

McKissock:
 USPAP #021-700 September

1999
 FHA & Appraiser Process
 AIREA July 1999

Iowa Chapter Appraisal Institute:
 Supporting Sales comps/Grid Adjustments May 1999
 Appraisal of Local Retail Properties May 1999

Appraisal Institute:
 Standards of Professional Practice,
 Part B, IL #520 December 1996

Appraisal Institute:
 Standards of Professional Practice, Part A November 1995
Numerous continued education classes from 1978-1994

Appraisal Conferences and Seminars:
 Iowa Appraisal Examining Board
 Peer Review Training May 2005

Culver Group
 New Fannie Mae Forms April 2005

Appraisal Institute Iowa Chapter
 Evaluating Residential Construction March 2005

Culver Group USPAP	February 2005
Appraisal Institute-Iowa: The Ugly House-Counting the Cost	March 2002
Appraisal Institute-Chicago Chapter: Appraisal of Local Retail Properties	May 1999
Appraisal Institute-Iowa Chapter: Appraisal Sales Comparison Grid Adjustments for Residential Properties	May 1999
Appraisal Institute-Rockford, Illinois: Board of Realtors: Fair Lending & The Appraiser	April 1999
Des Moines Area Association of Realtors: Iowa Commercial Real Estate Expo	October 1998
Iowa Association of Realtors: Fundamental of Investments	May 1998
Drive-By Appraisals	May 1998
Appraisal Institute-Iowa Chapter: Eminent Domain & Condemnation Appraising	May 1998
<u>Numerous conferences and seminars from 1982-1997</u>	

EMPLOYMENT HISTORY:

Koestner Realty Ltd., President 1975 to Present
 Koestner Realty Ltd., is a family owned business established in 1951.
 Koestner, McGivern and Associates, partnership established on January 1, 1994.

29 Years appraisal experience
 Extensive in-house files and databases
 Over 8,000 residential reports completed
 Over 600 commercial reports - \$100,000 to \$6.1 million
 100% of income is attributed to Real Estate Appraisal

MEMBERSHIP AND COMMITTEE WORK:

State of Iowa -
 Real Estate Appraiser Examining Board- 5/1/2001 to Present
 Chairman- 2 years
 Chairman of Disciplinary Committee- 2 years

National Association of Realtors-
 Director 1996-2001
 Appraisal Committee 2005-2006
 Chair of Small Board Sub-forum 2001
 Research Committee 1997-1999

Iowa Association of Realtors-
Realtor of the Year 1999
Appraisal Committee Chair
Mediation Chair
Chaired six other committees and tasks forces
State President 1998

American Institute of Real Estate Appraisers-
Chapter Level-
Candidate Guidance Committee
National Level-
Professional Standards Committee
Residential Demonstration Appraisal Reports
Grading Committee

Society of Real Estate Appraisers-
Chapter Level-
Research Committee
Candidate Guidance Committee
Vice President 1989-1990
President 1991

Greater Davenport Board of Realtors-
Chaired or Co-chaired nine committees
President 1987
Realtor of the Year 1988 and 1999

Iowa Mortgage Bankers Association
Co-chaired the Appraisers Ad Hoc committee 1996-1997

University of Northern Iowa-
Member of Real Estate Education Program Advisory Council 2001-2006

Realtor Foundation-
Vice President of Realtors Foundation 2004-2006

Fannie Mae-
Iowa Partnership Advisory Committee

OUTSIDE INTERESTS AND ACTIVITIES:

Council on Children at Risk (Board Member)
East Davenport Little League (Board Member)
Junior Achievement (11 years teacher)
Habitat for Humanity- Quad Cities
St. Paul the Apostle Church-
Education Board 1996-1998
Church Building Committee 1997
Parish Council 2001 / Parish Council president 2003

SOURCES OF INFORMATION:

Koestner, McGivern & Associates belongs to 8 regional MLS systems in eastern Iowa, western Illinois, and western Iowa. These include the Greater Davenport Board of Realtors, Illinois Quad City Area Realtor Association, DeWitt Board of Realtors, Muscatine Board of Realtors, Burlington Board of Realtors, Fort Madison Board of Realtors, Council Bluffs Board of Realtors, and the Greater Omaha Association of Realtors. In addition to the MLS sources listed above, a database of 20+ years includes land, rental, and re-sale trends for most of our areas. In addition to these databases, memberships in the local Homebuilders, Chamber of Commerce, and other social/local charitable organizations are held. Both residential and commercial Marshall & Swift Cost Services are held, as well.

Additional information regarding our company, areas of coverage, services offered and other pertinent data can be found at our corporate web page:

WWW.MARKETVALUE.COM

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