

# **QUALIFICATIONS OF THE APPRAISER WALKER R. BEARD**

## **PROFESSIONAL EXPERIENCE:**

Member Appraisal Institute (MAI)  
Certified Commercial Investment Member (CCIM)  
Member – International Right of Way Association (R/W-AC)  
Qualified Expert Witness - El Paso County Courts at Law  
State Certified General Real Estate Appraiser - Texas 1320551-G  
State Certified General Real Estate Appraiser – New Mexico 02024-G  
Broker – State of Texas #0381227  
AQB Certified USPAP Instructor  
Past Member – State of Texas Appraiser Licensing and Certification Board

## **EDUCATIONAL BACKGROUND AND SPECIAL TRAINING:**

Graduate from the California Polytechnic State University, Bachelor of Science Degree, Major - Agricultural Education, Minor – Biological Science

### **Completed the following real estate courses from the Appraisal Institute:**

- Real Estate Appraisal Principles
- Basic Valuation Procedures
- Capitalization Theory and Techniques - Part A and B
- Case Studies in Real Estate Valuation
- Report Writing and Valuation Analysis
- Standards of Professional Practice

### **Completed the following Commercial Investment Real Estate Institute courses:**

- Financial Analysis for Commercial Investment Real Estate
- Market Analysis for Commercial Investment Real Estate
- User Decision Analysis for Commercial Investment Real Estate
- Investment Analysis for Commercial Investment Real Estate

### **Completed the following Institute of Real Estate Management courses:**

- Developing Human Resource Strategies for Real Estate Management
- Marketing and Leasing Strategies for Multifamily Properties
- Understanding Financial Calculations and Strategies for Real Estate Managers
- Financing and Valuation Strategies for Real Estate Assets
- Measuring Performance of Real Estate Assets
- Applying Investment Criteria to Real Estate Asset Decisions
- Writing and Using Management Plans

**EMPLOYMENT:**

- May 2002 to Present - Partner, Wilkinson, Pendergras & Beard, L.P.
- February 1995 to December 2001 – Senior Vice President, Regional Real Estate Manager, JPMorgan Chase Private Bank.
- July 1986 to January 1995 – Vice President, Regional Appraisal Manager, Texas Commerce Bank.
- February 1983 to June 1986 – Vice President, Trust Real Estate Officer, El Paso National Bank.
- June 1979 to January 1983 – Property Administrator, Salyer American.
- Prior to 1979 – Assistant Manager, J.G. Boswell Company, Assistant Manager Double U Cattle Company.

**REPRESENTATIVE CLIENTS:**

JP Morgan Chase Bank, Bank of the West, Century Bank, Wells Fargo Bank, Bank of America, Comerica Bank, Summit Investment Partners, Citizens Bank of Las Cruces, Southern Farm Bureau Life Insurance Company, State National Bank, West Coast Life Insurance Company, Inter National Bank, El Paso Corporation, First Federal Bank, First Savings Bank, Hunt Building Corporation, Justin Brands Inc., El Paso ISD, New Mexico State University, Krafzur, Gordin, Mott PC Attys, Kemp Smith Attys, Scott Hulse Attys, Mounce Green Attys, Gilbert, Coffee, Hobson Attys, Ryan Sanders, LLP Attys

**REPRESENTATIVE APPRAISALS:**

Light Industrial, Heavy Industrial, Office, Governmental Office, Retail, Apartments, Hotel/Motel, Banks, Self-Storage, Residential Subdivisions, Commercial Land, Automotive Dealerships, Special-Purpose, Truck Dealerships, Mobile Home, Private Schools, Car Washes, Restaurants, Churches, Fast-Food Restaurant, Partial Interests, Assessment Bond Underwriting

**QUALIFIED AS EXPERT WITNESS:**

El Paso County Court #65, Cause 2003, CM 6449, 2004, Paula Thomas, Legal Council  
El Paso County Statutory Court #2, Cause 2007, P00983, 2008, Carl Ryan, Legal Council  
Deposition, 207 pages, 6/10/2009 at Keith and Miller, Carlos Eduardo Cardenas, Legal Council

**Texas Appraiser Licensing and Certification Board**

P.O. Box 12188 Austin, Texas 78711-2188  
**Certified General Real Estate Appraiser**

Number: **TX 1320551 G**  
Issued: **03/21/2018** Expires: **05/31/2020**  
Appraiser: **WALKER RANKIN BEARD**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Texas Occupations Code, Chapter 1103, is authorized to use this title, Certified General Real Estate Appraiser.

  
Douglas E. Oldmixon  
Commissioner

*State of New Mexico*

**REAL ESTATE APPRAISERS BOARD**

PO Box 25101 Santa Fe, NM 87505 (505) 476-4622



This is to certify that  
**Walker R. Beard #02024-G**

Having complied with the provisions of the New Mexico Real Estate Appraisers Act is hereby granted a license to practice as a

***General Certified Appraiser***

***This appraiser is eligible to perform in Federally Related Transactions***

Issue Date: **05/19/2003** Date Expires: **04/30/2020**

**THIS LICENSE MUST BE CONSPICUOUSLY POSTED IN PLACE OF BUSINESS**