

PROFESSIONAL QUALIFICATIONS OF MICHAEL R. CLIGGITT, MAI, MRICS

Michael R. Cliggitt, MAI, MRICS is a commercial real estate analyst, advisor, and appraiser providing real estate valuation / appraisal services, property tax appeal consulting, property acquisition / disposition services, and buyer / tenant representation throughout the Central Florida market. Services have been performed for a variety of client types including lending institutions, government entities, attorneys, insurance companies, CPAs/financial professionals, corporations, investors, partnerships, as well as for individual property owners, prospective purchasers, and tenants.

FORMAL EDUCATION

College/University Education

University of Central Florida - Orlando, Florida

Degree: Bachelor of Science in Business Administration – Finance

High School Education

Jesuit High School – Tampa, Florida

REAL ESTATE AND APPRAISAL EDUCATION

Michael R. Cliggitt has completed all coursework required for MAI designation and MRICS designation. Additionally, all required coursework for certification as a State Certified General Real Estate Appraiser and for licensure as a Licensed Real Estate Broker has been completed. Annual and bi-annual professional continuing education is completed to satisfy all continuing education requirements of the Florida Real Estate Appraisal Board (FREAB), the Florida Real Estate Commission (FREC), as well as additional continuing educational requirements mandated by the Appraisal Institute and Royal Institute of Chartered Surveyors. A partial list of completed coursework is included below.

Appraisal Institute Courses and Seminars

General Applications

Advanced Income Capitalization

General Market Analysis and Highest & Best Use

Advanced Sales Comparison & Cost Approaches

Report Writing & Valuation Analysis

Advanced Applications

R.E. Finance, Statistics, & Valuation Modeling

Small Hotel/Motel Valuation

Carving Out Your Legal Niche:

Do's and Don'ts of Litigation Support

Appraiser as an Expert Witness: Prep. & Testimony

Standards of Professional Practice (USPAP)

Business Practices & Ethics

Analyzing Distressed Real Estate

Subdivision Valuation

Valuation for Financial Reporting

Marina Valuation Overview

Using AVM's Wisely and Productively

Royal Institute of Chartered Surveyors Courses and Seminars

Business Valuation for Real Property Professionals

Introduction to Behavioral Real Estate

HUD/FHA Courses & Seminars

Multifamily Accelerated Processing (MAP) Valuation Training for Third Party Appraisers

Certified Commercial Investment Member Institute Courses & Seminars

Financial Analysis for Commercial Real Estate

Commercial Investment Real Estate Disposition Strategies

Outlook for Federal Tax Legislation Affecting Commercial Real Estate

University of Central Florida Courses

Real Estate Appraisal and Valuation

Real Estate Investment Analysis

Fundamentals of Real Estate

Real Estate Law

Property & Real Estate Law

DESIGNATIONS, CERTIFICATIONS, AND LICENSES

MAI Designated Member of the Appraisal Institute

MRICS Designated Member of the Royal Institute of Chartered Surveyors

State Certified General Real Estate Appraiser RZ3011 – State of Florida

Licensed Real Estate Broker BK3130667 – State of Florida

PROFESSIONAL AFFILIATIONS

Member of the Appraisal Institute
Member of the Royal Institute of Chartered Surveyors
Commercial Realtor Member of EPCAR (East Polk County Association of Realtors)
Commercial Realtor Member of Florida and National Association of Realtors
Member of the City of Lakeland Affordable Housing Advisory Committee

PROFESSIONAL EXPERIENCE WITH THE FOLLOWING VALUATION RELATED CIRCUMSTANCES

Services have been provided for a variety of situations including: Financing, Acquisition, Disposition, Investment Analysis, Property Tax Abatement, Estate Planning, Gifting, IRS/Taxation, Insurance, Foreclosure, Bankruptcy, Divorce, Litigation, Partnership Formation/Dissolution, Financial Reporting, Eminent Domain/ROW Takings, Feasibility Analysis/Market Studies, Etc.

Valuation Assignment Scenarios Include: As Is, As Completed, and As Stabilized Valuations
Retrospective, Current, and Prospective Valuations
Comparable Rent Surveys/Market Rent Studies
Insurable Value Analysis/Replacement Cost Estimates

Property Interests Analyzed Include: Fee Simple, Leased Fee, Leasehold, Sandwich Lease, and various forms of Fractional Interests have been analyzed and appraised

PROFESSIONAL EXPERIENCE WITH THE FOLLOWING PROPERTY TYPES

Office Buildings (Single & Multi-Tenant)	LEED Projects (Green Buildings)
Medical Offices (Single & Multi Tenant)	Single Tenant Retail & Retail Strip Centers
Ambulatory Surgical Center (ASC) Facilities	Regional Shopping Centers
Medical Laboratory Facilities	Restaurant Properties
Distribution, Office Warehouse & Flex Buildings	Gas Stations/Convenience Stores
Industrial & Manufacturing Facilities	Carwash & Service Garage Properties
Self-Storage Facilities	Indoor Gun Range Facilities
Apartment & Multi-Family Housing	Churches/Worship Centers
Affordable Housing/Rent Restricted Apartments	Community Buildings
Residential Treatment Facilities & Shelters	Golf Courses and Country Club Properties
Group Homes & Assisted Living Facilities	School Facilities & Day Care Centers
Single-Family Residences	Kennel/Animal Boarding Facilities
Condo, Townhome & Short-Term Rental Projects	Aviation Office & Hangar Properties
Subdivisions (Residential & Commercial)	Automobile & Boat Dealership Facilities
Hotels, Motels & Resorts	Acreage & Agricultural Land (citrus, pasture, ranch, etc)
Mobile Home & RV Parks	Commercial, Industrial, and Residential Land

PROPERTY LOCATIONS IN FLORIDA

Cliggitt Valuation, Inc.'s office is located in Lakeland, which is centralized within the State of Florida, providing easy access to much of the State. Assignments have been performed throughout the State of Florida with a focus on the Central Florida region from the Gulf Coast to the Atlantic Coast.

CURRENT AND PAST PROFESSIONAL EXPERIENCE

President of Cliggitt Valuation, Inc. and Cliggitt Realty, Lakeland, FL
Commercial R.E. Appraiser with Burris Realty Group, Inc./Real Estate Valuation Services, Lakeland, FL
Commercial R.E. Appraiser with A.R.E.A. Real Estate Appraisers, Inc./ Premier Appraisal, Winter Haven, FL
Commercial R.E. Appraiser with DeRango, Best, & Associates, Inc., Orlando, FL
Risk Management Intern with Raymond James Financial Inc., Risk Management Dept., St. Petersburg, FL

CONTACT INFORMATION

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