

PROFESSIONAL QUALIFICATIONS OF MICHAEL R. CLIGGITT, MAI, MRICS, CCIM

Michael R. Cliggitt, MAI, MRICS, CCIM is a commercial real estate analyst and advisor providing appraisal services, property valuation and property tax appeal consultation, property acquisition/disposition services, and tenant representation throughout the Central Florida market. Services have been performed for a variety of client types including lending institutions, government entities, attorneys, CPAs/financial professionals, corporations, investors, as well as both individual property owners 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 the MAI, MRICS, and CCIM designations. 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, Royal Institute of Chartered Surveyors, and CCIM Institute. 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

Litigation Appraising: Specialized Topics and Applic.

Contamination and the Valuation process

Analyzing Distressed Real Estate

Subdivision Valuation

Marina Valuation Overview

Valuation for Financial Reporting

Using AVM's Wisely and Productively

Business Practices & Ethics

Standards of Professional Practice (USPAP)

National Association of Certified Valuation Analysts (CTI) Courses, Seminars & Webinars

Business Valuation Certification and Training Center (Richard Gray, Mel Abraham, Rob Stutz)

Comprehensive Certified Business Appraiser Workshop (Shannon Pratt, Ron Rudich, Peter Agrapides)

Business Valuation Resources Courses, Seminars & Webinars

Valuing a Real Estate Holding Company: A Deeper Look at the Underlying Data with Case Study

Alternative Energy – Understanding Critical Business Valuation Issues

Valuing Paving Contractors

Valuing Midstream Oil and Gas Companies

Forecast and Projections for Small Companies

Stop Overvaluing Synergies

Fairness Opinions

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

Financial Analysis for Commercial Real Estate

Market Analysis for Commercial Real Estate

User Decision Analysis for Commercial Real Estate

Investment Analysis for Commercial Real Estate

Negotiations Training (CCIM Interests Based Negotiation Model)

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 Valuation Member of the Royal Institute of Chartered Surveyors
CCIM Designated Member of the Certified Commercial Investment Member Institute
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
Member of the Certified Commercial Investment Member Institute
Commercial Realtor Member of GTAR (Greater Tampa Association of Realtors)
Commercial Realtor Member of Florida and National Association of Realtors
Director of the Florida Gulf Coast Chapter of the Appraisal Institute
Former Member of the City of Lakeland Affordable Housing Advisory Committee
Former Member of EPCAR (East Polk County Association of Realtors)

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
FEMA 50% Rule Valuations

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

PROFESSIONAL EXPERIENCE WITH THE FOLLOWING PROPERTY TYPES

Office Buildings (Single & Multi-Tenant)	Single Tenant Retail & Retail Strip Centers
Medical & Dental Offices (Single & Multi Tenant)	Regional Shopping Centers
Ambulatory Surgical Center (ASC) Facilities	Fitness & Recreational Centers
Medical Laboratory Facilities	Restaurant & Bar Properties
Distribution, Office Warehouse & Flex Buildings	Event Hall / Wedding Venue Properties
Industrial & Manufacturing Facilities	Gas Stations/Convenience Stores
Self-Storage Facilities	Automatic Carwash & Full-Service Carwash
Service Garage Properties	Indoor Gun Range Facilities
Apartment & Multi-Family Housing	Churches/Worship Centers
Affordable Housing/Rent Restricted Apartments	Community, Meeting Hall, Lodge Properties
Residential Treatment Facilities & Shelters	School Facilities & Day Care Centers
Group Homes & Assisted Living Facilities	Kennel/Animal Boarding Facilities
Single-Family Residences	Aviation Office & Hangar Properties
Condo, Townhome & Short-Term Rental Projects	Automobile & Boat Dealership Facilities
Subdivisions (Residential & Commercial)	Fish Farm and Aquaculture Properties
Hotels, Motels & Resorts	Acreage & Agricultural Land (citrus, pasture, ranch, etc.)
Mobile Home & RV Parks	Conservation Easements & Remainder Rights
LEED Projects (Green Buildings)	Commercial, Industrial, and Residential Land
Medical Cannabis Greenhouse Facilities	
General Greenhouse & Nursery Properties	

PROPERTY LOCATIONS IN FLORIDA

Cliggitt Valuation, Inc.'s office is located in Tampa (formerly 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, Tampa, FL (formerly of Lakeland, FL)
Commercial R.E. Appraiser with Burriss 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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