

QUALIFICATIONS OF RYAN D. BESSLER, MAI

EDUCATION

Graduate of St. Cloud State University with a Bachelor of Science Degree with an educational emphasis in Real Estate Appraisal. Applicable topics of study included single-family residential appraisal, commercial real estate appraisal, real estate principals, real estate law, real estate property management, real estate investment, real estate finance, and urban and regional economics (location theory).

PROFESSIONAL REAL ESTATE EDUCATION

The following real estate appraisal courses offered by the Appraisal Institute have been completed:

- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approaches
- Highest and Best Use and Market Analysis
- Report Writing and Valuation Analysis
- Standards of Professional Practice and Ethics
- National Uniform Standards of Professional Appraisal Practice Update
- Received a Passing Grade on the Demonstration of Knowledge Appraisal Report
- Received a Passing Grade on the General Comprehensive Examination

MEMBER OF THE APPRAISAL INSTITUTE

MAI Designation Number: #14636

PROFESSIONAL MEMBERSHIPS/AFFILIATIONS

- Minnesota Certified General Real Property Appraiser License #20228015.
- Board of Directors for the North Star Chapter of the Appraisal Institute (2012-2014)
- Member of the St. Cloud State Real Estate Alumni Association.

BUSINESS EXPERIENCE

Diversified Real Estate Services, Inc., Minneapolis, Minnesota: Senior Associate Appraiser, November 1999 to Present.

APPRAISAL EXPERIENCE

Mr. Bessler has completed real estate appraisals of all types of real estate including vacant commercial and multi-family residential land, single-family subdivisions, commercial subdivisions, single-family homes, residential and commercial condominiums, retail, office, medical office, industrial, multi-family residential, elderly housing (all care levels), hotels, gas station/convenience stores (going concern valuations), mixed use properties, and specialty use properties. He is also active in the appraisal of most of these property types in outstate Minnesota and the neighboring states of Wisconsin, North Dakota, and South Dakota. The intended uses of the appraisals completed by Mr. Bessler include mortgage financing, tax abatement, lease/rent analysis, sale/purchasing, feasibility analysis, eminent domain (complete and partial takings), and bankruptcy court proceedings. He has also provided expert witness testimony at commissioners hearings and in federal bankruptcy court.