

## **QUALIFICATIONS OF TIMOTHY L. VERGIN, MAI, CRE®**

Timothy L. Vergin, MAI, CRE® is the Chief Financial Officer and owner of Diversified Real Estate Services, Inc. A resident of Minnesota his entire life, he brings to the position a strong background in real estate appraising, consulting, investment, development, and brokerage.

*Member of the Appraisal Institute with an MAI designation*

*Active Northstar Chapter Member*

*Member of the Counselors of Real Estate with a CRE® designation*

*Active Minnesota Chapter Member*

Timothy L. Vergin is currently certified under the *Appraisal Institute* program of continuing education for the designated members.

### **EDUCATION**

**Bachelor of Science Degree** Saint Cloud State University, St. Cloud, MN, Real Estate Major with emphasis in Appraisal. Topics of study included Real Estate Valuation, Property Management, Finance, Law, Development and Investment Analysis; Urban and Regional Planning, Historic Preservation Planning; Construction Technology and Environmental Impact Assessment.

### **PROFESSIONAL REAL ESTATE APPRAISAL STUDIES**

Credit received for the following examinations of the American Institute of Real Estate Appraisers (Appraisal Institute):

1A-1	Real Estate Appraisal Principles
1A-2	Basic Valuation Procedures
1B-A/B	Capitalization Theory & Technology Parts A & B
2-1	Case Studies in Real Estate Valuation
SPP	Standards of Professional Practice
2-2	Valuation Analysis & Report Writing

### **MEMBER OF THE APPRAISAL INSTITUTE**

MAI Designation Number 9415

### **MEMBER OF THE COUNSELORS OF REAL ESTATE**

CRE® Designation Number 2725

### **PROFESSIONAL MEMBERSHIPS**

Appraiser	Minnesota Certified General Real Property Appraiser #4000533 Colorado Certified General Real Property Appraiser #CG.200000845
Broker	Licensed Real Estate Broker, State of Minnesota, ID #691516
SCSU Real Estate Alumni Association:	Member and Former Chairman of Scholarship Committee
ADN	President of Appraiser Data Network (ADN) 2000 Board of Directors Member, 1998 to 2006.
NAR	Affiliate member of the National Association of Realtors®

## **QUALIFICATIONS OF TIMOTHY L. VERGIN, MAI, CRE® (continued)**

### **BUSINESS EXPERIENCE**

**Diversified Real Estate Services, Inc.**, CFO/Appraiser/Partner - Minneapolis, Minnesota, Partner since 1992. Have appraised all types of property including, but not limited to, land developments, retail properties, industrial properties, apartments, shopping centers, subdivisions, office buildings, condominiums, hotels, single-family residences and special purpose properties.

Personal specialties include proposed developments, feasibility analysis, net lease property valuation, sale and lease transaction analysis, and cash flow analysis. Mr. Vergin is qualified as an Expert Witness in Minnesota and Wisconsin Tax Court, Federal Bankruptcy Court, and Condemnation Proceedings. Mr. Vergin is also a Court Appointed Commissioner for Condemnation Hearings in Anoka County, Minnesota.

**Newcombe & Hansen Appraisals, Inc.** Staff Appraiser - Minneapolis, Minnesota 1985 to 1992.

**Real Estate Development/Investment Experience.** Over the past 30 years, Mr. Vergin has developed, owned, financed, and/or invested in numerous properties, including shopping centers, net leased properties, land, housing, subdivisions, etc., with a total dollar volume in excess of one hundred million dollars. His experience encompasses a full range of real estate-related development services including land acquisition, speculative land development, real property development, net lease development, investment holdings and acquisition/disposition of properties. Mr. Vergin also has expertise as a development consultant. Mr. Vergin is a designated member of the Counselors of Real Estate or CRE®.

### **REAL ESTATE BROKERAGE EXPERIENCE**

**Cahill Realty, Inc.** CEO/Broker – Minneapolis, Minnesota. Commercial brokerage firm established in 2012 to present. Mr. Vergin consults with buyers and sellers of various types of investment real estate in Minnesota.

**Diversified Acquisitions, Inc.** CEO/Broker/Partner – Minneapolis, Minnesota. Partner 1996 to 2012. Brokered numerous sale and lease transactions. Represented many tenants, buyers, and sellers in commercial and investment property transactions. Mr. Vergin has structured successful transactions for landlords, tenants, buyers, and sellers.

**Realty World - Vergin Realty, Inc.** Member Board of Directors (Staff of 30 agents in company), Broker and Consultant – Buffalo, Minnesota 1984 to 1994. Structured numerous complex residential and investment real estate transactions.