

## **QUALIFICATIONS OF RONALD BLUM, MAI, AI-GRS**

California Certified General Real Estate Appraiser No. AG009958

### **EXPERIENCE**

Mr. Blum is the Principal and Founder of R. Blum and Associates (RBA), a firm providing commercial real estate appraisal and consulting services since 2014. From 1986 to 2014, he worked for the of Carneghi-Blum & Partners, Inc. and was Vice President and Managing Partner of their San Francisco office. His responsibilities included supervising a staff of 10 appraisers and researchers. Clients include financial institutions, government agencies, law firms, development companies and individuals.

Mr. Blum has completed a wide variety of valuation and evaluation analyses. He has appraised most urban property types including office buildings, retail centers, hotels, residential projects, industrial parks and a variety of development sites. Mr. Blum also specializes in unusual urban properties. Appraisal assignments have included performing arts theaters, former military bases, college dormitories, schools, live/work lofts, churches, athletic clubs, ship-repair facilities, medical offices and mortuaries. Market feasibility, value impact and highest and best use studies have also been completed for a variety of property types and geographic locations.

In the course of his real estate appraisal practice, Mr. Blum has provided litigation support and served as an expert witness in various courts. He also acts as an arbitrator in resolving matters of real estate values, rents and related issues and has testified as an expert in arbitration hearings. He has been qualified as a real estate expert and provided testimony in the Superior Courts of San Francisco and Contra Costa Counties, United States Bankruptcy Court, and United States Tax Court.

### **EDUCATION**

Master of Science Degree in Real Estate Appraisal and Investment Analysis  
University of Wisconsin - Madison, 1986

Bachelor of Business Administration Degree in Finance  
University of Wisconsin - Madison, 1984

Successful completion of all professional appraisal courses offered by the Appraisal Institute as a requirement of membership

Continued attendance at professional real estate lectures and seminars

### **SPEAKING ENGAGEMENTS**

**“Market Rent Arbitration Principles for Real Estate Leasing Professionals.”** Presentation to San Francisco office of CRESA, commercial real estate brokerage specializing in tenant representation, 2015.

**“San Francisco Commercial and Multi-family Market Overview.”** Presentation to Board of Directors of First Republic Bank, 2014

**“The Definition of Market Value and Its Implication for Corporate Real Estate Acquisition.”** Presentation to national meeting of Kaiser Permanente Real Estate Executives, Sonoma California, 2004

Organized and Moderated the panel discussion: **Unreinforced Masonry Buildings (UMBs) and the Americans with Disabilities Act (ADA)**, Appraisal Institute San Francisco Bay Area Fall Conference, 1992

### **PROFESSIONAL AFFILIATION**

Appraisal Institute - MAI Designation No. 10381,  
Appraisal Institute - AI-GRS Designation  
Continuing Education Requirements Complete

### **STATE CERTIFICATION**

State of California Certified General Real Estate Appraiser No. AG009958  
Certified through October 30, 2024