



Seevers
Jordan
Ziegenmeyer

Real Estate Appraisal & Consultation

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Lance C. Jordan, Partner

Introduction

Mr. Jordan is a partner with Seevers Jordan Ziegenmeyer (SJZ), a real estate appraisal firm that engages in a wide variety of real estate valuation and consultation assignments. In 1989, Mr. Jordan began his career in real estate as a research analyst for Corcoran and Seevers. Today, Mr. Jordan is a partner with SJZ. With over 20 years of experience in the field, he has developed the expertise and background necessary to deal with complex assignments covering a wide range of property types.

Professional Affiliations

Associate Member (General) - Appraisal Institute

Past Vice President - Appraisal Institute: Sacramento-Sierra Chapter (2007)

Certified General Real Estate Appraiser - State of California (No. AG012709)

Education

Academic:

Bachelor of Science in Business Administration (Accountancy), California State University, Sacramento

Appraisal and Real Estate Courses:

Standards of Professional Practice, Parts A & B

Basic Valuation Procedures

Real Estate Appraisal Principles

Capitalization Theory and Techniques, Part A

Advanced Income Capitalization

Report Writing & Valuation Analysis

Advanced Applications

Highest & Best Use and Market Analysis

Advanced Sales Comparison & Cost Approaches

Recent Continuing Education:

Forecasting Revenue – Appraisal Institute

Appraising Distressed Commercial Real Estate – Appraisal Institute

Litigation Appraising: Specialized Topics and Applications – Appraisal Institute

The Essentials, Current Issues & Misconceptions in Appraising – Appraisal Institute

Business Practices and Ethics – Appraisal Institute



Sample of Appraisal Experience

Office

1651 Exposition Boulevard,
Sacramento, California

This appraisal was for purchase negotiations. The subject was a 68,160 square foot, Class A office building in the Point West submarket of Sacramento. This property was appraised under a variety of hypothetical scenarios to assist in potential sale negotiations and included our opinion of the as-is market value given its existing tenancy.

Industrial

180 Litton Drive
Grass Valley, California

A 44,590 square foot flex/R&D building occupied by a video equipment manufacturer. This appraisal included both a fee simple and leased fee market value due to the above market lease rate. This appraisal was prepared for loan underwriting purposes.

Retail

Laguna 99
8451-8469 Elk Grove Blvd.
Elk Grove, California

This 89,600 square foot anchored shopping center was appraised for asset valuation purposes. The property included a grocery store space and 30,497 square feet of in-line building tenants.

Apartment

Village Apartments
506 Civic Center Boulevard
Suisun City, California

A 108-unit low-income apartment was the subject of this appraisal. This report was prepared for loan underwriting purposes to be used by the US Department of Housing and Urban Development for permanent financing. 106 of the 108 units received Section 8 housing assistance subsidies.

Industrial

4061 Gateway Park Boulevard
Sacramento, California

The property that was the subject of this appraisal represented a large, substantially refrigerated, distribution facility (402,681 square feet). Owner-occupied by a regional grocery store, this appraisal was prepared for a property tax appeal.

Land

Conaway Ranch,
Yolo County, California

The just compensation for three acquisitions scenarios was estimated in this appraisal. The State of California was interested in 17,333 acres of agriculture land for either a full-take, or either of two conservation easement scenarios. This report was prepared for the State of California.

Hotel/Motel

Ramada Inn
2645 Barham Avenue
Corning, California

Located on leased land located adjacent to the Rolling Hills Casino, this property represented a 51-room limited service hotel. This appraisal was conducted for estimating the leasehold value of the improvements for loan underwriting purposes. The going-concern value was estimated as well.

Senior Housing

Valley Crossing
Van Nuys, California

The conversion of a 390-unit apartment project into a 428-unit senior continuum of care facility. This project is to include senior apartments, board and care units, assisted living care and Alzheimer's disease / dementia units. The appraisal was concerned with the prospective value of the project, as well as its as-is value.