

**PROFESSIONAL QUALIFICATIONS OF
JUSTIN E. MOLINARI**

Real Estate Appraiser & Consultant

Molinari & Associates, P.C.
Harrison Professional Building
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Woodbury, New Jersey 08096-5905
(856) 853-7622 ~ Fax (856) 853-7627

Justin E. Molinari was raised in southern New Jersey and currently resides in Camden County. He is a NJ Certified General Real Estate Appraiser and has appraised various types of commercial, industrial, residential, agricultural and special-use properties since 2007, and has been Vice President of Molinari & Associates P.C. since 2018.

EDUCATIONAL BACKGROUND:

Rutgers, the State University of New Jersey, Class of 2007

BA Philosophy, Minors: History, Ethics

MEMBERSHIPS, LICENSES, PROFESSIONAL AND SERVICE AFFILIATIONS:

New Jersey Certified General Real Estate Appraiser #42RG00236200

Candidate for Designation, Appraisal Institute

APPRAISAL COURSES COMPLETED (Appraisal Institute):

Basic Appraisal Principles – 30 hours

Basic Appraisal Procedures – 30 hours

Uniform Standards of Professional Appraisal Practice – 15 hours

Real Estate Finance, Statistics, and Valuation Modeling – 15 hours

Business Practices and Ethics – 7 hours

General Appraiser Sales Comparison Approach - 30 hours

General Appraiser Market Analysis and Highest & Best Use - 30 hours

General Appraiser Site Valuation and Cost Approach - 30 hours

General Appraiser Income Approach Part 1 – 30 hours

General Appraiser Income Approach Part 2 – 30 hours

General Appraiser Report Writing and Case Studies – 30 hours

Advanced Applications – 40 hours

Advanced Income Capitalization – 35 hours

Advanced Concepts and Case Studies - 40 hours

Evaluating Commercial Construction – 14 CE hours

New Jersey Appraiser Law & Regulations 2017 – 2 CE hours

7-Hour National USPAP Update Course 2017-2018 – 7 CE hours

Using Your HP-12C Financial Calculator – 7 CE hours

Business Practices and Ethics 2017 – 5 CE hours

Advanced Land Valuation: Sound Solutions to Perplexing Problems – 7 CE hours

Uniform Appraisal Standards for Federal Land Acquisitions – 15 hours

Valuation of Conservation Easements – 30 hours

Case Studies in Partial Interest Valuation – 2 CE hours

Historic (Façade) Conservation Easements – 7 hours

Justin has completed the 28-hours of continuing education credit required by the New Jersey Board of Real Estate Appraisers within the current 2-year period. Justin has also completed the 350 continuing education points required by the Appraisal Institute for the current 5-year cycle.

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TYPES OF PROPERTY APPRAISED:

Single- and multi-tenant office and retail (including condos), industrial facilities, special-use properties, schools, religious facilities, farmland, nurseries, woodland and wetlands, vacant land, approved subdivisions, apartments, single- and multi-unit residences, and mixed-use properties.

ASSIGNMENTS INCLUDE:

Current market value, retrospective value, prospective value, insurable value, replacement cost, financing, collateral decisions, tax appeals, utility easements, eminent domain, open space and farmland preservation, easements, life estates, estate settlement, loss in value, partial interests, and litigation.