

## JEFFREY G. PELEGRIN, MAI, FRICS

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### EMPLOYMENT:

- President, Alliance Appraisal Group, Ltd, Appleton WI (2014-present)
- Vice President, L.A. Dueterbeck & Associates, Appleton WI (2011-2014)
- Managing Director, Stout Risius Ross, Chicago IL (2008-2011)
- Managing Director, Integra Realty Resources, Chicago IL (2000-2008)
- Vice President, Citibank, Chicago IL (1990-2000)
- Senior Appraiser, American Appraisal Associates, Milwaukee WI & Chicago IL (1984-1990)

### EXPERIENCE:

- Commercial/industrial and high-end residential real estate appraiser and consultant since 1984
- Worked within three national appraisal firms as an appraiser/manager/reviewer/consultant and Managing Director, and has 10 years experience as Vice President with an international bank
- Possesses significant expertise and experience in analysis, valuation, consulting, and court testimony with all property types, including office, retail, industrial, multi-family, single-family, hotels, land, land developments, and special use properties not limited to bank branches, convenience stores, campgrounds, self-storage, quarries, funeral homes, elderly housing, marinas, and golf courses
- Major commercial assignments include large scale urban office and apartment buildings, shopping centers, regional malls, multi property portfolios including up to 1,500 locations
- Single-family experience includes the valuation of over 500 residences up to a value of \$20 million, including many waterfront properties. Recent examples include a Frank Lloyd Wright designed, Lake Michigan residence, and a 10,000 square foot executive estate home
- Litigation consultant and expert witness on many occasions in various courts throughout the Midwest
- Prepared numerous publications and public appearances regarding many facets of the commercial real estate valuation industry
- Managed, mentored, and trained over 50 professionals

### AFFILIATIONS/EDUCATION/PROFESSIONAL DESIGNATIONS:

- MAI professional designation, Certificate 10079, awarded 1993 by the Appraisal Institute
- FRICS professional designation, Register 1273112, awarded 2008 by the Royal Institution of Chartered Surveyors
- Wisconsin Certified General Appraiser #195-10 (All property types at any value)
- Illinois Certified General Appraiser #553.000397 (All property types at any value)
- Michigan Certified General Appraiser #1201002141 (All property types at any value)
- Alternate Regional Representative (2010-2011) - Chicago Chapter of the Appraisal Institute
- University of Wisconsin - Madison, Bachelor's Degree in Real Estate and Urban Planning
- University of Wisconsin - Madison, Master of Science Degree in Real Estate Appraisal and Financial Analysis
- Over 800 hours of professional and continuing education beginning in 1986

## REPRESENTATIVE CLIENT LIST:

AllState Insurance	Draper & Kramer	Mountain Funding
Altus	Duff & Phelps	Nicolet Bank
Ameren Services	First Business Bank	North Shore Bank
American National Bank	First Industrial	Northern Trust
AML	First National Bank	Old Second National Bank
AnchorBank	Goldman Sachs	Park Bank
Associated Banc-Corp	Guardian Life	Petsmart
Babson Capital	Heitman	PNC Bank
Bank Mutual	Hines	Principal
Bank of America	Horizon Bank	Private Bank
Bank of the West	Horizon Bank	Prudential
Baraboo National Bank	Investors Community Bank	State Bank of the Lakes
BMO Harris	Johnson Bank	State of Wisconsin
BMO M&I	Johnson Controls	State Teachers Ohio
Capitol Bank	JPMorgan Chase	TIAA-CREF
Capmark	Keybank	TCF Bank
Capri Capital	KPMG	ULLICO
CIBC	LaSalle Bank	USBank
Citibank	Law/Accounting Firms	Wachovia Bank
Cole Taylor Bank	MB Financial	Washington Mutual
Community First Credit Union	Menards	Waterstone Bank
Cornerstone Realty	MetLife	Wells Fargo
CW Capital	Miles Kimball	Wintrust
Denmark State Bank	Morgan Stanley	WP Carey

## SIGNIFICANT ASSIGNMENTS:

Hundreds of Wisconsin based properties of all types and sizes  
Portfolio of 1,500 grocery and drug stores throughout the United States  
Portfolio of 600 branch bank facilities throughout the United States  
Portfolio of 300 gas station/convenience stores throughout the Midwest and Northeast  
Numerous Milwaukee and Chicago CBD high-rise office buildings  
Portfolio of six regional malls throughout the Northeast  
Portfolio of 50 apartment properties throughout Michigan  
Over 500 single family residences up to a value of \$20 million

## SPEECHES AND SEMINARS:

"The Art and Science of Appraisal Review," presented at People's Bank, Wausau, Wisconsin, 2015

"The State of the Northeast Wisconsin Real Estate Market," presented at the Wisconsin Chapter of the Appraisal Institute Year End Symposium, Milwaukee, Wisconsin, 2012

"Appraisals - A Moving Target?" presented at InDevelopment Conference, Appleton, Wisconsin, 2012

"The Art and Science of Appraisal Review," presented to Capri Capital, Chicago, Illinois, 2008

"The State of the Multi-Family Market," presented at the Real Estate Trends and Investment Criteria Conference, Kansas City, Missouri, 2006, 2007, and 2008

"The State of the National Real Estate Market," panel discussion in New York, New York, 2006

"The State of the Industrial Market," presented at the Real Estate Trends and Investment Criteria Conference, Kansas City, Missouri, 2005

## **TESTIMONY EXPERIENCE:**

Palisades Properties, Inc. v. Town of Menasha, Circuit Court of Winnebago County, Wisconsin, Court Testimony, 2017 (Residential Condo Development)

Barnett et al, v. McGinnis et al, Circuit Court of Milwaukee County, Wisconsin, Court Testimony, 2015 (Office)

Brown County Sheriff v. SMET Investments, LLC et al, Circuit Court of Brown County, Wisconsin, Court Testimony, 2014 (Land and Medical Office)

Rosie's Sunseekers v. City of Oshkosh, Wisconsin Assessment Board of Review, BOR Testimony, 2014 (Retail)

ValStone Asset Management, LLC, debtor, United States Bankruptcy Court Eastern District of Wisconsin, Court Testimony, 2014 (Retail)

Barnett et al, v. McGinnis et al, Circuit Court of Outagamie County, Wisconsin, Deposition Testimony, 2013 (Office)

Menard, Inc. v. Village of Mount Pleasant, Wisconsin, Assessment Board of Review, BOR Testimony, 2013 (Retail)

Grand Haven Investments, LLC v. Village of Springlake, State of Michigan Tax Tribunal, Tribunal Testimony, 2012 (Hotel)

Kim v. Park, Circuit Court of Cook County, Illinois, Deposition Testimony, 2012 (Retail)

Jupiter-Ohio, Inc., v. Translease Limited Partnership, et al, Court of Common Pleas, Franklin County, Ohio, Deposition Testimony, 2011 (Retail)

Janet Magis v. Winfried Bappert, Circuit Court of Cook County, Illinois, Court Testimony, 2011 (Industrial)

Younglove Construction, LLC v. PSD Development, LLC, et al, United States District Court for the Northern District of Ohio Western Division, Deposition Testimony 2011 (Industrial)

Immanuel LLC, debtor, United States Bankruptcy Court Western District of Michigan, Court Testimony, 2011 (Land Development)

Immanuel LLC, debtor, United States Bankruptcy Court Western District of Michigan, Deposition Testimony, 2011 (Land Development)

Confidential Arbitration Proceeding, Rock County, Illinois, Arbitration Testimony, 2011 (Office)

Confidential Arbitration Proceeding, Rock County, Illinois, Deposition Testimony, 2011 (Office)

Diana Barr-Crecos v. Gregory Crecos, Circuit Court of Cook County, Illinois, Court Testimony, 2009 (Office & Residential)

Lowe's Companies and Gendell Realty Partners v. Village of Gurnee Plan Commission, Gurnee, Illinois, Plan Commission Testimony, 2006 (Retail)

Sprint Corporation v. Warren County Zoning Board, Warrenton, Missouri, Zoning Board Testimony, 2004 (Cell Tower)

## **PUBLICATIONS:**

"The Practical Use of Conservation Easements in Estate Planning," *The SRR Journal*, Spring 2011

"Real Estate Investing in a Down Market: Distressed Owner v. Distressed Asset," *The SRR Journal*, Spring 2011

"Impact of Recent Market Trends on Section 1111(b)(2) Elections Involving Real Property," *The SRR Journal*, Fall 2010

"Alternative Techniques in Valuing Real Estate Portfolios," *The SRR Journal*, Fall 2010

"Real Estate Cap Rate Activity During Recessionary Periods," *The SRR Journal*, Spring 2010