

APPRAISER'S QUALIFICATIONS

DANIEL J. KANN

EDUCATION

Graduate 2005 – BA in Marketing & Real Estate Finance
University of Northern Iowa, Cedar Falls, IA

PROFESSIONAL EDUCATION

Basic Appraisal Principals (AI)
Basic Appraisal Procedures (AI)
Uniform Standards of Appraisal Practice (AI)
General Appraiser Income Approach Part I and II (AI)
General Market Analysis and Highest & Best Use (AI)
General Appraiser Sales Comparison Approach (AI)
General Appraiser Site Valuation & Cost Approach (AI)
Real Estate Finance, Statistics and Valuation Modeling (AI)
Report Writing and Valuation Analysis (AI)
Business Practices and Ethics (AI)
Residential Market Analysis and Highest and Best Use (AI)
Apartment Appraisal, Concepts & Application (AI)
General Appraiser Report Writing and Case Studies (AI)
Report Writing and Case Studies (AI)
GIS: The Executive Overview (AI)
Analyzing Operating Expenses (AI)
Real Estate Listing and Buying Practices (Iowa Ass. of Realtors)
CCIM Introduction (CCIM)
Real Estate Principals (*University of Northern Iowa*)
Real Estate Law (*University of Northern Iowa*)
Real Estate Finance (*University of Northern Iowa*)
Real Estate Investments & Appraisal (*University of Northern Iowa*)
CS 101: Overview of Cost Segregation

PROFESSIONAL AFFILIATIONS

Associate Member - Appraisal Institute
MAI Candidate – Appraisal Institute
CCIM Candidate – CCIM Institute
Licensed Real Estate Agent

EXPERIENCE

March 2007 - Present
Shaner Appraisals, Inc.
Real Estate Analyst

June 2005– December 2006
Iowa Realty Commercial
Commercial Real Estate Agent

PROPERTY TYPES APPRAISED

Office buildings	Manufacturing plants
Shopping centers	Apartment complexes
Vacant land	Mixed use developments
MUH – 4 Units	Land development
Industrial buildings	Special use properties
Intermodal transportation facilities	Car washes

APPRAISAL PURPOSES AND USES

Mortgage financing	Condemnation
Equity analysis	Rent surveys
Acquisition / Disposition	Cost segregation
Blight studies	HUD financing (221d(4) / 223(f))
Leased fee analysis	Market studies
Tax appeal	Consultation