

STATEMENT OF APPRAISER QUALIFICATIONS - HECTOR INGRAM, MAI

EDUCATION

University of North Carolina at Chapel Hill, B.A., 1989
Appraisal Institute, Income Capitalization Theory and Techniques, Parts A & B, 1991
Appraisal Institute, Discounted Cash Flow Analysis Seminar, 1994
Appraisal Institute, Applied Income Capitalization Seminar, 1994
Appraisal Institute, EDI, Statistical Analysis and Artificial Intelligence, 1996
Appraisal Institute, Appraising Special Purpose Properties, 1996
Appraisal Institute, Eminent Domain and Condemnation, 1998
Appraisal Institute, Appraisal of Nonconforming Uses, 2000
Appraisal Institute, Regression Analysis Concepts and Applications, 2001
Appraisal Institute, Analyzing Commercial Lease Clauses, 2002
Appraisal Institute, Environmental Issues, 2002
Appraisal Institute, Land Valuation and Adjustments, 2004
Appraisal Institute, Real Estate Investment Finance – Value and Investment Performance, 2005
Appraisal Institute, Uniform Appraisal Standards for Federal Land Acquisitions, 2006
Appraisal Institute, Valuation of Detrimental Conditions in Real Estate, 2007
Appraisal Institute, The Appraisal of Local Retail Properties, 2008
Appraisal Institute, Subdivision Valuation, 2008
Appraisal Institute, An Introduction to Valuing Green Buildings 2009
Appraisal Institute, Valuation for Financial Reporting, 2009
Appraisal Institute, Appraising Conservation Easements, 2010
Ted Whitmer, Defending an Appraisal in Litigation II, 2011
Appraisal Institute, Appraisal Review, 2012
Appraisal Institute, Marketability Studies, 2012
Appraisal Institute, Complex Litigation Appraisal Case Studies, 2013
Appraisal Institute, Separating Real Property, Personal Property and Intangible Business Assets, 2013
Appraisal Institute, Evaluation Seminar, 2014
Appraisal Institute, Analyzing the Effects of Environmental Contamination on Real Property, 2015
Appraisal Institute, Valuing the Forest, 2016
Appraisal Institute, USPAP Update 2018-2019
International Association of Assessing Officers (IAAO), Prep and Trial Seminar, 2018

PROFESSIONAL EXPERIENCE

Royal Military Academy Sandhurst – SMC 29 - Commissioned 1982
Armoured Cavalry Troop (Platoon) Leader – British Army, UK, Canada, Germany – Royal Hussars (PWO) 1982-1985
Fee Appraiser, The John Hooton Company, Wilmington, NC, 1990 to 1994
President, Ingram, McKenzie & Company, Inc., Wilmington, NC, 1994 to 2007
President, Ingram & Company, Inc., Wilmington, NC, 2007 to Present
Various Appearances as an Expert Witness in Commissioners Hearings, Mediations and Arbitrations including,

Expert Witness – 11-03833-8-RDD SUD Properties v. First Bank, US Bankruptcy Court EDNC 08/23/11 File 4960
Expert Witness – 11-02573-8-JRL Rialto Real Estate v. Smithville Crossing, US Bankruptcy Court EDNC 1/12/12 File 5071
Expert Witness – Property Tax Commission, Raleigh, NC – Wetherill Family Holdings, LLC v. New Hanover County 04/09/14
Expert Witness – 05-CVS-4015 Glenn Wells/Summit Hospitality v. City of Wilmington, Superior Court 06/05/14
Expert Witness – Property Tax Commission, Raleigh, NC – MAS Properties, LLC v. Brunswick County 05/13/15
Expert Witness – 13-CVS-226 NCDOT v. Albert Sidney Boney, Superior Court 01/13/16 File 6209
Expert Witness – 11-CVS-304 Town of Nags Head v. William and Martha Richardson, Superior Court 02/08/16
Expert Witness – 14-CVS-1332 NCDOT v. Moore's Mini Marts, Inc., Superior Court 04/19/16
Expert Witness – 14-CVS-1410 NCDOT v. North Kerr Properties, LLC; et al, Superior Court 06/15/16
Expert Witness – 15-CVS-5244 NCDOT v. Battle Forest Village Assoc., et al, Superior Court 10/24/17

PROFESSIONAL ORGANIZATIONS AND BOARDS

MAI Designation # 11433 Awarded by the Appraisal Institute in 1998
North Carolina Appraisal Board Member – 2015 - 2018
New Hanover County Special Board of Equalization and Review – Appointed 2015, Chair 2018
Board of Directors of the NC Chapter of the Appraisal Institute (NCAI) 2004-2008
NC Chapter of the Appraisal Institute (NCAI) – President 2008
North Carolina - Certified General Appraiser, NC A2993
South Carolina – Certified General Appraiser, CG3247
International Association of Assessing Officers (IAAO) – Member 10202101

Member, Leadership Development and Advisory Council of the Appraisal Institute, Washington, DC, 1997 – 2004
Appraisal Institute – Coastal Carolina Chapter – Past President
Board of Directors - Wilmington Regional Association of Realtors (WRAR) 2013/2014
Professional Standards Committee – Cape Fear Realtors (formerly WRAR) 2015 - 2016
Realtors Commercial Alliance of Southeastern NC - Member
Historic Wilmington Foundation – Past Board Member and Past President –Urban Properties Committee

CLIENTS

Lenders, Municipalities, Counties, Attorneys, NCDOJ, NCDOT, Airport and Hospital Authorities, Public and Private Utilities, State and Local Governments, Accountants, Land Trusts, Developers, Trustees, Engineers and Private Land Owners.