

## Qualifications of David H. Brooks, CRE, MAI

### Senior Managing Director

Valbridge Property Advisors | Baltimore Washington Metro



### *Independent Valuations for a Variable World*

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#### State Certifications

State of Maryland  
Commonwealth of Virginia  
State of Delaware  
District of Columbia  
State of Pennsylvania

#### Membership/Affiliations

Executive Vice President: Valbridge Property Advisors, Inc.  
Member: Appraisal Institute - MAI Designation  
Member: Counselors of Real Estate - CRE Designation  
Past President: Appraisal Institute - Maryland Chapter  
Licensed Broker: Maryland Real Estate Commission  
Member: Ocean City Hotel, Motel, Restaurant Association

#### Education

American University  
Master of Science  
Real Estate & Urban Development  
  
Bachelor of Science  
Urban Development & Accounting

#### Appraisal Institute & Related Courses

Urban Development; Real Estate Principles; Real Estate Investment Strategy; Basic Appraisal Principles; Residential Development Process; Land Use & Development; Real Estate Market Analysis; Urban Properties; Standards of Professional Practice; Litigation Valuation; Capitalization Theory & Techniques; Housing Economics & Community Development; Seminar in Real Estate & Urban Development; Appraising Historic Preservation Easements; Fundamentals of Separating Real Property, Personal Property & Intangible Business Assets

#### Contact Details

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Marriottsville, MD 21104  
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[www.valbridge.com](http://www.valbridge.com)

#### Background

Owner: Valbridge | Baltimore Washington Metro (2016-Present)  
Partner: Valbridge | Lipman Frizzell & Mitchell LLC (2013-2016)  
Partner: Lipman Frizzell & Mitchell LLC (1985 to 2013)  
Associate: Lipman Frizzell & Mitchell LLC (1978 to 1985)  
Past President – Maryland Chapter – Appraisal Institute, 1997  
Managing General Partner – Marbrook Realty LLLP, & others, since 1979  
President – Brooks Management Company, Inc., since 1979  
Past President – CHAI, (non-profit housing), 2000-2002

#### Expert Witness Experience

Federal Tax Court	Federal Bankruptcy Court
Maryland Tax Court	DC Tax Court,
Prince George's Co. Circuit Court	Circuit Court of Loudoun County
Various County Board hearings	Property Tax Assessment Appeals Board

#### **Instructor**

John's Hopkins University – Master's Degree Program – Real Estate Appraisal; Maryland and Northeastern Association of Assessing Officers Educational Conference – Hotel Appraisal for Ad Valorem Purposes (2016); MICPEL, Seminar on Real Estate Tax Assessment; University of Maryland, School of Public Affairs – Seminar on Housing, Land Use Planning & Zoning

#### **Competency**

Assignment types include appraisal/valuation, evaluation, marketability, economic feasibility, highest & best use, pricing, absorption and investment analysis. Property types include developed & undeveloped land, investment class - income producing real estate including: hotels, motels & restaurants; rental & condominium office buildings; shopping centers, outlet centers and regional malls; manufacturing, distribution, research & development and warehouse facilities; office, business and industrial parks; rental and condominium apartments; nursing homes and assisted living facilities; residential subdivisions; farms; marinas; and special purpose properties including a recreational lake; quarry; cemetery; local airport; athletic fields; and others. Assignments also include HUD-MAP valuations and market studies, Tax Credit (LIHTC) valuations, plus FNMA and Freddie Mac apartment valuations. Assignments have been concentrated within the Baltimore and Washington DC Metropolitan areas, Ocean City, Northern Virginia, Delaware and Western Maryland.