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## **Resume**

### **AMANDA AARON, MAI, CRE**

Principal, Aaron Valuation Inc.

### **Education**

Columbia University, (New York, New York), B.A.

New York University Graduate School of Arts and Science, M.A.

Appraisal Institute – MAI designation and continuing education requirements

### **Experience**

Amanda Aaron has appraised commercial real estate since 1998 and has been the President and CEO of Aaron Valuation, Inc. since 2010. Aaron Valuation provides the full range of real estate valuation services for properties in the New York City metropolitan area. Clients of Aaron Valuation include lending institutions as well as attorneys, CPAs, property owners and developers.

Commercial property experience includes valuation of apartment buildings, condominiums and cooperative buildings, retail properties, industrial buildings, mixed-use properties, affordable housing, office buildings, hotels, senior housing facilities, proposed construction and vacant land. Competencies include market analysis and feasibility determination, property tax analysis, cash equivalency valuation of favorable financing terms and LIHTC valuation for affordable housing developments, ground-lease valuation and fractional interest valuation.

Amanda Aaron has served as either a party-appointed appraiser, a City-appointed appraiser or a neutral appraiser in approximately 35 appraisal matters for litigation, arbitration, condemnation, bankruptcy, divorce and tax certiorari purposes. Clients in legal matters have included the City of New York, landlords, tenants, developers, estates, and lenders. The subject properties of these matters have included improved and vacant land, retail stores, office buildings, community facilities, rental and cooperative apartment properties, and parking garages. In these matters, Ms. Aaron has concluded to both fair market rental values for lease rent resets and overall property value.

Ms. Aaron has been qualified as an expert witness by Kings County Civil Court, Kings County Supreme Court, U. S. Bankruptcy Court, U. S. District Court (Eastern District of New York) and the State of Vermont Superior Court.

Ms. Aaron was the 2020 President of the New York Metropolitan Chapter of the Appraisal Institute and served on the Board of Directors between 2013 and 2021 as member at large, Education Chair, Treasurer, Secretary, 1st Vice President and Regional Representative.

Ms. Aaron is a designated Counselor of Real Estate (CRE) and a member of the National Association of Realtors (NAR). Ms. Aaron supervises both experienced and junior appraisers, performs peer appraisal review for a range of properties and regularly teaches courses for the New York Metropolitan Chapter of the Appraisal Institute.

**Professional Affiliations**

- MAI Designated Member of the Appraisal Institute and Counselor of Real Estate (CRE)
- New York City and New York State Certified Woman-Owned Business Enterprise (WBE)
- Metro New York Chapter of the Appraisal Institute – Chapter President 2020, Board of Directors 2013-2021, Education Chair 2013-2018, Regional Representative 2013-2015
- Member of National Association of Realtors (NAR)
- New York State Certified General Real Estate Appraiser #46-49784
- New York State Approved Supervisory Appraiser
- New York State Course Instructor and Appraisal Institute Course Instructor

**Course Instructor**

- Business Practices and Ethics (Appraisal Institute)
- General Appraisal Sales Comparison Approach (Appraisal Institute)
- Using the HP12C Calculator (New York Metropolitan Chapter Appraisal Institute)

