Kevin James Brennan Email: [kjbrealestate@yahoo.com](file:///C%3A%5CUsers%5COwner%5CAppData%5CLocal%5CMicrosoft%5CWindows%5CINetCache%5CIE%5CAppData%5CLocal%5CAppData%5CLocal%5CMicrosoft%5CWindows%5CINetCache%5CIE%5CBPF218E5%5Ckjbrealestate%40yahoo.com)

243 East 14th Street, Apt #3 Home: (212) 260-1745 New York, New York 10003 Cellular: (917) 589-2597

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Education

**New York University, Real Estate Institute**

Master of Science (M.S.) in Real Estate Valuation and Analysis.

 Recipient of Realty Foundation of New York Graduate School Scholarship

**Baruch College, City University of New York**

Master Administration (M.B.A) in International Business; Foreign Language-French

 Recipient of Bernard M. Baruch Graduate Business School Scholarship

**New York University, College of Business and Public Administration**

Bachelor of Science (B.S), Double Major: Finance and Economics.

 Recipient of New York University – CPBA College of Business Scholarship

**New York University, School of Continuing Education**

Associate of Arts (A.A.), in Humanities (English/History Double Minor)

SCE Student Council Delegate

Professional Licences

* New York State Certified General Real Estate Appraiser
* Texas State Licensed Real Estate Broker
* New York State Licensed Real Estate Broker

Professional Affiliations

* Board of Director, Appraisal Institute’s New York Metropolitan Chapter (2007-2012)
* Regional Delegate, NY Metropolitan Chapter of the Appraisal Institute (2013)
* Alternate Regional Delegate, NY Metro Chapter of the Appraisal Institute (2019)
* Holder of the MAI designation of the Appraisal Institute (since 1997)
* Awardedthe FRICS designation - Royal Institution of Chartered Surveyors (since July 2020)
* Qualified as an Expert Valuation Witness in various Courts in the Northeast (since 2000)
* Awarded the CRE Designation of the Counselors of Real Estate (Since June 2021)

Professional Experience

10/2014 – present

HSBC Bank USA, N.A. New-York, NY

Manage a team of appraisers to ensure compliance with industry real estate appraisal requirements, regulatory mandates and sound appraisal practices in support of real estate lending activities.

Vice President/ Team Leader

* Review real estate appraisal reports to ascertain quality of techniques and data used.
* Work with line personnel to exchange information while providing counseling and training regarding proper inspection techniques as well as prudent data collection methods.
* Ensure that the appraisal process is efficient and organized to meet strict guidelines.
* Maintain bank’s internal control standards including timely implementation of addressing internal and external audit points together with any issues raised by external regulators.
* Constantly keeping abreast of interim government policies due to rapidly changing market conditions while monitoring global activities and significant financial-related events.
* Responsible for conducting market research for complex property types and/or special use properties in the United States and North America.

11/2008 – 9/2014

Kevin J. Brennan, MAI, MRICS – Consulting New-York, NY

Provide global real estate advisory, business valuation and litigation support services.

Consultant

* Preparation and/or review of source documents involving arbitration matters.
* Conducted buy verss rent analyses for medical professional clients.
* Valuation and Evaluation services for distressed mortgage asset portfolios.
* Acquisition due diligence services for targeted investment properties.
* Expert witness testimony in various jurisdictions throughout the United States.
* Financial advisory services involving Debt, Equity and Joint Venture deals.
* Market research studies, as well as relocation and disposition services.
* Initiate structured finance solutions for below investment grade properties.

06/2007 – 10/2008

Ernst & Young, LLP New-York, NY

Real estate transaction advisory services for a Big Four accounting firm.

Manager

* Prepared domestic and international financial reporting valuations.
* Provided commercial mortgage loan due diligence services.
* Author of an International Flow of Money presentation
* Real estate portfolio review for Mergers and Acquisitions.
* Certiorari trial preparation, report writing and litigation support.
* Quantitative analysis, financial modeling and template preparation.
* Coordinated with tax, audit, and business valuation sub-service lines.

01/1999 – 05/2007

Carlton Advisory Services, Inc. New York, NY

Boutique real estate and loan sale investment bank prominent in debt and equity placement,

commercial loan sales, investment sales and auctions.

 Senior Executive Vice President

* Placement of debt, mezzanine and equity funds.
* Prepared the financial analysis for Investment Memorandum offerings.
* Real estate portfolio analysis and portfolio loan review.
* Participated in investment sales, loan sales and auction sales.
* Financial advisory services for international development firms.
* Prepared property performance enhancement implementation strategies.

1995 – 1998

Remsen Partners, Ltd New York, NY

Boutique investment banking firm

Senior Vice President, Managing Officer and Chief Appraiser

* Specialized in originating and closing conduit mortgage loans.
* Ordered and/or reviewed third party reports and consulted with legal counsel.
* Responsible for oversight of both underwriting and origination staff.
* Interfaced with B-Piece buyers and rating agencies.
* Capital raise in support of real estate buy-side transactions.

1993 – 1995

CB Commercial, Inc. New York, NY

Senior Real Estate Analyst

* Wrote narrative appraisal reports for Northeastern Region properties.
* Appraisal assignments included: automobile dealerships, full-service hotels, apartment buildings, regional malls, CBD office buildings, industrial, retail and other special-use properties.
* Prepared valuation consulting reports for operating companies.
* Tripled valuation report production in second year.

1992 – 1993

American Appraisal Associates, Inc. New York, NY

Senior Real Estate Appraiser

* Prepared full narrative reports of commercial real estate nationwide.
* Appraisal assignments ranged from small New York apartment buildings to California hotels,

CBD office buildings and vacant land.

* Conducted market research and surveys for construction projects.

1991 – 1992

NYU, MAI Internship Program New York, NY

Staff Real Estate Appraiser

* Conducted market research and valuation analysis for commercial properties in the New York Metropolitan area.
* Prepared, reviewed and edited narrative appraisal reports for several NYC based appraisal firms. Awarded NYU Graduate Scholarship

1989 – 1990

Helmsley Enterprises, Inc. New York, NY

Internal Auditor

* Performed financial and operational audits for one of America’s largest real estate firms, including real estate, insurance and brokerage divisions.
* Analyzed systems of control and submitted recommendations.
* Prepared a pre-audit for executive management, resulting in a substantial reduction of real estate tax assessments for the Helmsley Organization.

1988 – 1989

NYC Department of Finance, Real Property Assessment Bureau New York, NY

Assistant City Assessor

* Responsible for filed inspections of field properties.
* Reconstructed and verified submitted income and expense data.
* Prepared documentation for New York City Tax Commission hearings.
* Completed various courses offered by the International Association of Assessing Officers

1995 – Present

**Guest Lecturer**

NYU Schack Real Estate Institute (Master in Real Estate Program)

NYU Center for Hospitality, Tourism, and Travel (Graduate Program)

Baruch College, Newman Real Estate Institute (Undergraduate and Graduate Degree Programs)

Lecture on topics in valuation, financing and hospitality, including:

* Innovative Hotel Financing Solutions
* Multifamily From A to Z
* Introduction to International Real Estate
* International Finance – A Macroeconomic View
* Commercial Mortgage Due Diligence “101”
* Mixed-Use Development Strategy: Factors to Consider
* CMBS Evolution - Historical Perspectives

Miscellaneous

* Dual Citizenship: United States of America and the Republic of Ireland.
* Foreign languages: nearly fluent in French, proficient in reading other romance languages (i.e., Italian, Spanish, Portuguese and Romanian).
* Hobbies: Writing, travel, water sports, music, singing, playing woodwind instruments.