



OAKWOOD
VALUATION GROUP

C. Richard Birkholz

United States Citizen

324 South Wilmington Street, Suite 163 – Raleigh, North Carolina 27601

Phone: (919) 455-7309

Richard@OakwoodValuation.com

Highly organized, goal-oriented, and self-motivated commercial real estate professional with 10+ years in the residential and commercial real estate industry. Proven ability to use wide range of software to automate reports, tracking, and repeated processes to streamline work. Familiar with property management operations and utilize as necessary for the valuation of income producing real estate. Excellent verbal/written communication skills, presentation and mediation skills, and organizational abilities. Experience reading architectural renderings, measuring and sketching floor plans and costing properties using the Marshall & Swift Segregated Estimator (industry cost source). Expert in Word, Excel, Apex (Drawing Software), and Bradford Technologies (Appraisal Software).

Professional Experience

06/12 – Present: Oakwood Valuation Group, LLC, Raleigh, NC

Principal - Commercial Real Estate Appraiser and Eminent Domain Consultant

- Responsible for the valuation of all types of real estate.
- Perform condemnation (Before and After) appraisals for commercial and residential properties utilizing all three approaches to value.
- Provide direct supervision for trainees including the inspection and report review process
- Utilize Microsoft Word, Excel programs and appraisal-related software.

03/07 – 05/12: State of North Carolina, Division of Highways, Raleigh, NC

Staff Appraiser

- Responsible for the valuation of all types of real estate.

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- Perform condemnation (Before and After) appraisals for commercial and residential properties utilizing all three approaches to value.
- Provide direct supervision for trainees including the inspection and report review process
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10/02 – 03/07: John McCracken & Associates, Inc., Greensboro, NC

Commercial Real Estate Appraiser and Eminent Domain Consultant

- Created Project Data Brochures for use in conjunction with real estate appraisal reports on 200+ parcel projects.
- Interacted with planning and zoning officials regarding property specific issues and highway project implications.
- Analyzed impact of property, industry, and economic factors on real estate market value and complete complex and meticulous valuation and consulting reports.
- Met with and served as liaison between eminent domain authorities and property owners.
- Testified as expert witness at Trials on eminent domain proceedings.
- Spearheaded on-time delivery of high profile eminent domain projects by coordinating schedule and aiding in completion of stalled elements.
- Coordinated with engineers regarding alternatives on projects that adversely impact (damage) property.

01/01 – 10/02: State of North Carolina, Division of Highways, Raleigh, NC

Staff Appraiser

- Responsible for the valuation of all types of real estate.
- Performed condemnation (Before and After) appraisals for commercial and residential properties utilizing all three approaches to value.
- Extensive experience in the appraisal of warehouses, office buildings, shopping centers, gas station/convenience stores.
- Utilized Microsoft Word, Excel programs and appraisal-related software.

04/97-01/01: Birkholz Appraisal, Bradenton, FL

Senior Real Estate Appraiser

- Responsible for residential land and real property valuation.
- Performed appraisals on income producing properties (up to four units), vacant land, single family residential, and single condominium units. Prepared rent schedules and operating and income statements.
- Studied market trends and consulted for development purposes.
- Collaborated with local planning and zoning officials.

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- Reviewed work of registered assistant appraisers and helped manage appraisal office.
- 01/90-04/97: The Video Studio, Inc., Gainesville, FL

Office Manager/Technician

- Responsible for all aspects of daily operation in busy electronics repair facility.
- Duties included customer service as well as company policy formulation and implementation.
- Designed parts department, including the creation of database for company's inventory.
- Sustained daily interaction with major electronics manufacturing firms and provided service and repair for their equipment.

03/94-02/95: Associated Writers, Gainesville, FL

Research Director

- Responsible for compilation and organization of political data for publication of book, The Florida Directory.
- Worked extensively with Lotus Approach, Word Perfect, and Corel Draw programs.

Education

Bachelor of Arts, University of Florida (Gainesville) 1995

Overseas Studies Program (Rome, Italy)

Student Government Campaign Consultant (Focus Party)

Intern – United States House of Representatives (Capitol Hill)

Professional Affiliations:

State-Certified General Real Estate Appraiser (Certificate #A4939) in North Carolina.

Candidate for Designation, Appraisal Institute.

Appraisal Related Courses:

- 1997 Appraisal Board Course 1
- 1998 USPAP/Law Update - FL CE
- 1998 Residential Course II
- 2000 Appraising the Appraisal - FL CE
- 2000 USPAP/Florida Law Update – FL CE
- 2001 Rural Appraising – NC CE
- 2001 The After Value Appraisal - NC CE
- 2001 Advanced Income Capitalization Procedures (G-2)
- 2001 Applied Income Property Valuation (G-3)
- 2001 Sales Comparison/Appraisal of Transitional Properties - NC CE
- 2001 NC Rules and Regulations./USPAP Update – NC CE
- 2002 Communicating the Appraisal – FL CE
- 2002 USPAP – FL CE
- 2002 Appraisal License Law – FL CE
- 2002 Research and Analysis – FL CE
- 2002 Sales Comparison Approach – FL CE
- 2002 Residential Subdivision Analysis – FL CE
- 2002 Neighborhood Analysis – FL CE
- 2003 Revisiting the Cost Approach and those Recurring Errors – NC CE
- 2003 The Appraisal of Residue and Special Purpose Properties – NC CE
- 2003 North Carolina Real Estate Licensing Course
- 2004 Appraisal Institute Course 520 – Highest and Best Use and Market Analysis – CE
- 2004 Appraisal Institute Course 410 – National USPAP – CE
- 2004 Appraisal Institute Course 420 – Business Practices and Ethics – CE
- 2004 Appraisal Institute Course 530 – Advanced Sales Comparison and Cost Approaches – CE
- 2005 North Carolina Real Estate Update Course – NC CE
- 2006 North Carolina Real Estate Update Course – NC CE
- 2006 National USAP Course – CE
- 2006 The Practicality of the Income Approach – NC CE
- 2006 Real Estate Leasing and Value – NC CE
- 2006 Florida Real Estate Appraisal Law and Rules – FL CE
- 2007 The Appraiser Performing Ethically – NC CE
- 2007 Tackling Highest and Best Use in a Range of Situations – NC CE
- 2007 North Carolina Real Estate Update Course – NC CE
- 2007 Supervisors/Trainees – NC CE
- 2008 National USPAP Update
- 2008 Elusive Comparables and Complex Property Illustrations
- 2008 Florida Real Estate Appraisal Law – FL CE
- 2009 “Staying Out of Trouble” – NC CE
- 2009 “Situational Alternatives Impacting Market Value” – NC CE
- 2010 Market Condition – NC CE
- 2010 National USPAP Update
- 2011 “Applying Assignment Conditions to Value Situations” – NC CE
- 2011 Obsolescence – Impact on Value – NC CE
- 2012 National USPAP Update
- 2012 “A Better Review = A Better Appraisal” – NC CE

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- 2013 You, the Court & the Other Side
- 2013 Applying Highest & Best Use to Transitional & Mixed Use Properties
- 2014 National USPAP Update
- 2014 General Appraiser Report Writing and Case Studies
- 2014 Advanced Income Capitalization