



## **ADVANCED VALUATION SYSTEMS, INC.**

**Jimmy Pat James**  
**General Partner / Chief Financial Officer**

### **Qualifications**

#### **BUSINESS EXPERIENCE**

Jimmy Pat James, MAI, prior to forming Advanced Valuation Systems, Inc., served as a senior appraiser in the Dallas regional office of a national appraisal firm.

#### **VALUATION EXPERIENCE**

Mr. James has experience in the appraisal of commercial industrial, and investment grade properties to determine the Market Value for financing, possible sale or purchase, allocation of purchase price, ad valorem purposes, and internal planning purposes. Typical properties have included triple-net lease facilities, vacant land, regional malls, strip and neighborhood shopping centers, garden-style and major office projects, light and heavy industrial facilities, hotels, apartment projects, subdivisions, mixed-use developments, and research/development projects. Additionally, Mr. James has had experience in coordinating multi-property appraisal assignments throughout the country.

Mr. James has performed appraisals in over 35 of the United States.

Since 1986, Mr. James has specialized in the appraisal of investment grade income real estate. Mr. James has also been extensively involved in the appraisal of "Triple-Net" assets including drug stores, grocery stores and convenience stores. Since 1999, Advanced Valuation Systems, Inc. has appraised over 400 drug stores for CVS Corporation, Walgreens and Eckerd.

#### **COURT EXPERIENCE**

Mr. James has testified as an expert witness at an Equalization Board Hearing in Lubbock, Texas, regarding valuations for Ad Valorem tax purposes.

#### **PROFESSIONAL AFFILIATIONS/ASSOCIATION MEMBERSHIPS**

MAI Designation, Appraisal Institute

State Certified General Real Estate Appraiser - Texas

#### **SPECIAL COMMITTEE AFFILIATIONS**

Appointed member of the North Texas Chapter Admissions Committee for the Appraisal Institute

## **J. James (cont.)**

### **EDUCATION**

Texas Tech University, Lubbock, Texas  
Bachelor of Business Administration, Real Estate Finance

### **APPRAISAL AND SPECIAL EDUCATION COURSES**

American Institute of Real Estate Appraisers  
Real Estate Principles  
Basic Valuation Procedures  
Capitalization Theory and Techniques, Part 1A and 1B  
Valuation Analysis and Reporting Writing  
Standards of Professional Practice  
Case Studies in Real Estate Valuation  
Uniform Standards of Professional Appraisal Practice

Texas Tech University  
Real Estate Principles  
Real Estate Valuation  
Real Estate Finance  
Real Estate Investments  
Real Estate Law  
Business Law  
Income Tax Accounting  
Securities and Investments  
Money, Banking, and Credit

### **REPRESENTATIVE CLIENTS SERVED**

Aid Association for Lutherans/Lutheran Brotherhood	American State Bank
BancCorpSouth	Bank of Las Vegas
Bank of Oklahoma	Bank of Texas
Bank One, Texas, NA	Ben E. Keith Foods
Benchmark Bank	Boatmen's Bank
Chase Bank	ClayDesta Corporation
Comerica Bank	Compass Bank
Covenant Health Systems	Credit Suisse First Boston
Cummings-Baccus Interests	CVS Corporation
Dallas Central Appraisal District	Federal Deposit Insurance Corporation
First American Bank Texas, SSB	First Bank
First National Bank of Burkburnett	First Security Commercial Mortgage, L.P.
GE Capital Real Estate	GRACO Real Estate Group
Hatfield Philips International	JP Morgan
La Jolla Bank	Los Alamos National Bank
Lubbock National Bank	M&I Marshall & Ilsley Bank
Malouf Interests	MidFirst Bank
Midland American Bank	Nationwide Mutual Insurance Company
Paine Webber Real Estate Investments, Inc.	Plains Capital Bank
Protective Life Insurance Company	Prudential Life Insurance Company
Resolution Trust Corporation (RTC)	Staubach Capital Partners
Target Corporation	Texas Bank
The Ohio National Life Insurance Company	The Weitzman Group
Wells Fargo Real Estate Group	Western National Bank