

# **QUALIFICATIONS OF WALTER L. RICCI, MAI, CCIM**

## **Professional Experience**

**Hamilton, Ricci & Associates, Inc.**, San Francisco, California (1986). Provide appraisal and consultation services for a variety of improved and vacant real estate products.

### **Appraisal**

Various residential and income producing properties, both existing and proposed, including commercial, industrial, office buildings, apartments, shopping centers, motels, subdivisions, mixed use properties, parking garages, low-income housing tax credit apartments, congregate care facilities, cold-storage facilities, trade centers, conversions, rehabilitations, and restaurants. Appraisals have been prepared for investment, estate tax planning and gifting, Fractional interest discounting for LLCs, LPs and TICs, disposition, mortgage lending, loan workout, condemnation, and litigation support purposes.

### **Consultation**

Syndication, acquisitions, dispositions, competitive product analysis, highest and best use studies, project feasibility, market rent surveys, and lease negotiations.

### **Expert Testimony/Arbitration**

Qualified as an expert witness in the Superior Courts of San Francisco County, Alameda County, Marin County, Santa Clara County, Contra Costa County, San Mateo County, Sonoma County, Napa County, Solano County, San Joaquin County, Placer County, El Dorado County, Tuolumne County and Federal District Court for the Northern District of California, Federal Bankruptcy Court, American Arbitration Association, San Francisco, Walnut Creek and Sacramento JAMS, San Francisco and San Jose ADR, and the City and County of San Francisco and Marin County Assessment Appeals Board. Litigation assignments for both plaintiffs and defendants include eminent domain, construction defects, title work, toxic contamination, and partial interest analysis. Arbitration assignments include fair market rent and fair market value determinations.

### **Speaking Engagements**

Appraising Low Income Housing Tax Credit Apartments  
Developers Tax Credit Conference, Sheraton Palace Hotel, San Francisco, CA  
September 29, 1994

San Francisco Market Update for Owner User Properties  
SBA Lender Association San Francisco Bay Area  
October 2018

## **Education**

B.S. Business Administration, Finance  
San Diego State University, May 1986

## **Certification**

Certified General Appraiser in State of California through May 21, 2023. Appraiser No. AG9489.

## **Professional Associations and Memberships**

Member: Appraisal Institute (#9547)  
Member: Commercial Investment Real Estate Institute