

QUALIFICATIONS OF BRADFORD L. JOHNSON, MAI, MRICS



Bradford L. Johnson, MAI, MRICS
National Practice Leader
Integra Realty Resources
Seniors Housing & Health Care
Specialty Practice

Managing Director/Principal

IRR

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IRR

Integra Realty Resources

Experience

Mr. Johnson began his real estate career in 1971 as an eminent domain appraiser with several independent real estate valuation and consulting firms in Michigan, where he appraised a wide variety of properties throughout the state before forming his own firm in 1981. He was later recruited to open the Tampa office of Pardue, Heid, Church, Smith and Waller in 1984, which became the largest real estate appraisal firm in the Tampa Bay Area within four years, with Commercial, Residential and Eminent Domain divisions. By 1992, the firm had 65 employees in three offices, including one devoted to his specialty practice in seniors housing and healthcare properties. In 1996, he formed Realty Valuation Advisors, Inc., which became part of Integra Realty Resources (IRR) in 2000. Mr. Johnson has over 30 years of real estate related experience in consulting, valuation, brokerage and land use planning.

Mr. Johnson serves as a National Practice Leader of IRR's Seniors Housing & Health Care Specialty Practice. In this role, he directs valuation and consulting engagements related to a wide variety of seniors housing and health care properties, including nursing homes, assisted living facilities, independent living facilities, CCRCs, hospitals, brain trauma and neurological rehabilitation facilities, ambulatory surgery centers, diagnostic imaging facilities, and medical office buildings. Mr. Johnson has supervised the completion of several thousand market analysis and valuation assignments in 36 states, including portfolio engagements.

In addition to the major property types such as office, retail, industrial and special purpose properties, Mr. Johnson has extensive experience in the analysis and valuation of conventional and affordable housing projects, including retirement communities, multi-family, condominium projects, student housing, subdivisions, planned unit developments and master-planned communities. Aside from conventional financing, Mr. Johnson is experienced with various specialized financing programs utilized for these projects including FNMA DUS, Freddie Mac, Low Income Housing Tax Credits (LIHTC), SAIL loans, HUD/MAP, FHA and USDA Section 538 programs.

Education, Designations, Licenses and Certifications

- Bachelor's and Masters degrees in Resource Development and Land Use Planning, Michigan State University
- Awarded the MAI designation by the Appraisal Institute in 1987
- Licensed Real Estate Broker in the State of Florida
- State Certified General Appraiser in Florida and Georgia
- Testified at various Tax Adjustment Board hearings and Florida Tax Appeals Court.
- Qualified as an expert witness in Florida, Connecticut, and Michigan District and Circuit Courts, and U.S. Bankruptcy Courts.
- Professional Member of the Royal Institution of Chartered Surveyors

Articles and Speeches

- "What Is It Worth? – Valuation of Seniors Housing Properties" 1990 National Association of Senior Living Industries Annual Conference
- "Successful mixed-use development downtown requires feet on the street", Guest Column in the *Tampa Bay Business Journal*, February 16, 2007

Professional and Community Organizations

Mr. Johnson is an Advisory Committee Member of the American Seniors Housing Association, the Real Estate Investment Council, National and Florida Associations of Realtors and the Appraisal Institute. In addition, he is involved with a number of non-profit organizations including the United Methodist Church, Metropolitan Ministries, Boy Scouts of America and Habitat for Humanity. He served as Chairman of the Cleveland Township Planning and Zoning Board in Michigan and is an Eagle Scout.