

PROFESSIONAL QUALIFICATIONS

Richard J. Wang
February 2020

Richard J. Wang is a graduate of the Cumberland Valley High School in Mechanicsburg, Pennsylvania. He attended Susquehanna University where he obtained his Bachelor's of Science in Business Administration with an emphasis in Finance. Mr. Wang is a Certified General Real Estate Appraiser by the Commonwealth of Pennsylvania.

Mr. Wang has been engaged in the valuation and consultation profession since 2013. Appraisal assignments have included commercial and industrial property types. Valuation reports prepared by or in part by Mr. Wang include properties throughout South-Central Pennsylvania. Appraisal involvement has been valuation for financing, tax assessment analysis, asset management and highest and best use analysis

Appraisal reports prepared by Richard J. Wang are written in conformity with the Codes of Ethics and Standards of Professional Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP). Steps to comply with the competency provision of USPAP by identifying the appraisal problem are taken prior to engagement.

WORK EXPERIENCE:

PNC Financial Services, Camp Hill, Pennsylvania (October, 2008 to January, 2013): **Customer Service Associate/Financial Sales Consultant** - Performed and oversaw every day banking transactions, lending operations, and sales promotions at the branch banking level. Maintained status as a NMLS licensed mortgage loan originator.

Metro Bank, Mechanicsburg, Pennsylvania (January, 2013 to July, 2013): **Customer Service Representative** - Worked with customers to perform lending and banking transactions. Maintained status as a NMLS licensed mortgage loan originator.

Walters Appraisal Services, Inc., Harrisburg, Pennsylvania (August, 2013 - Present) **Certified General Appraiser** – Staff appraiser of a regional commercial appraisal company. Geographical area covered includes South Central Pennsylvania. Appraisal involvement includes estate planning, condemnation, tax assessment analysis, financing, and acquisition/ divestiture decisions.

LICENSE: *Certified General Real Estate Appraiser*, Commonwealth of Pennsylvania
Certification Number: GA-004347 (Expires June 30, 2021)

EDUCATION: Susquehanna University, Bachelor of Science (2008), Major - Business Administration; Emphasis - Finance.

Appraisal Related Courses:

- Basic Appraisal Principles (Appraisal Institute, October 2013)
- 2012-2013 National USPAP Equivalent Course (Appraisal Institute, November 2013)
- Basic Appraisal Procedures (Appraisal Institute, December 2013)
- Pennsylvania State Mandated Law for Appraisers (Appraisal Institute, November 2014)
- 2014-2015 7-hour National USPAP Update Course (Appraisal Institute, January 2015)
- General Appraiser Market Analysis Highest and Best Use (McKissock, May 2015)
- General Appraiser Sales Comparison Approach (Appraisal Institute, July 2015)
- Statistics, Modeling and Finance (McKissock, June 2016)
- 2016-2017 7-hour National USPAP Update Course (McKissock, January 2015)
- General Report Writing & Case Studies (McKissock, December 2016)
- Pennsylvania State Mandated Law for Appraisers (McKissock, August 2016)
- Commercial Appraisal Review (McKissock, January 2017)
- Expert Witness for Commercial Appraisers (McKissock, February 2017)
- General Appraiser Income Approach (McKissock, March 2017)
- Pennsylvania State Mandated Law for Appraisers (McKissock, February 2018)
- Appraisal of Single Tenant Distribution Centers (McKissock, February 2018)
- 2018-2019 7-hour National USPAP Update Course (McKissock, March 2018)
- Basic Hotel Appraising – Limited Service Hotels (McKissock, May 2018)
- Appraising Small Apartment Properties (McKissock, May 2018)
- Appraisal of Self-Storage Facilities (McKissock, January 2020)