

PROFESSIONAL BIOGRAPHY

KEVIN A. BYRNES, MAI

Founding member of Byrnes & Walsh, LLC, a real estate appraisal and consulting firm in Oak Brook, Illinois.

EXPERIENCE

- Active commercial real estate appraiser since 1990.
- Appraisal, review, and consulting services for a wide array of properties including development sites, large distribution warehouses, factories, landfills, apartment complexes, cooperative apartments, condominium residences, single family homes, regional malls, retail shopping centers, department stores, restaurants, hotels, corporate headquarters, office complexes, golf courses, nuclear power stations, data centers, petroleum refineries, automobile racetracks, airport terminals, hangars, and related structures, landmark buildings, churches, schools, theaters, and other special use properties. Consulting assignments include the formerly proposed Lake Calumet Airport, which had a land area of over 11,000 acres.
- Appraisals, appraisal reviews, and evaluations of commercial, industrial, residential, and special purpose properties for mortgage, acquisition, leasing, insurance, subrogation, ad valorem assessment, arbitration, condemnation, right of way, bankruptcy, estate, divorce, zoning, conservation easement, mortgage fraud, construction defects, and other litigation purposes.
- Assignments performed in Illinois, Colorado, Florida, Georgia, Indiana, Iowa, Kansas, Kentucky, Michigan, Missouri, Nebraska, New York, Ohio, South Carolina, Tennessee, Texas, and Wisconsin.
- Assignments include most of the major office, retail, and hotel properties in the central business district of Chicago.
- Before 1990, active as a residential sales agent in the southwest suburbs of Chicago.

LICENSES

- Illinois Certified General Real Estate Appraiser, expiration September 30, 2027
- Indiana Certified General Appraiser, expiration June 30, 2026
- Iowa Certified General Real Property Appraiser, expiration June 30, 2026
- Kentucky Certified General Real Property Appraiser, expiration July 1, 2026
- Michigan Certified General Real Estate Appraiser, expiration July 31, 2026

EXPERT QUALIFICATIONS

Qualified and testified as an expert witness in the following forums:

- U.S. Bankruptcy Court for the Northern District of Illinois
- Circuit Court of Cook County
- Circuit Court of Kane County
- Circuit Court of Kendall County
- Circuit Court of Lake County
- Circuit Court of McHenry County
- Circuit Court of Will County
- Zoning Board of Appeals of the City of Chicago
- Zoning Board of Appeals of Cook County
- Zoning Board of Appeals of DuPage County
- Illinois Property Tax Appeal Board
- Iowa Property Assessment Appeal Board
- Illinois Pollution Control Board
- Cook County Board of Review
- DuPage County Board of Review
- Madison County (IL) Board of Review
- Arbitration

PROFESSIONAL DESIGNATIONS AND AFFILIATIONS

- MAI, Appraisal Institute
- Appraisal Institute, Experience Screener and Demonstration Report Grader; Chair, National Experience Panel, 2022-2027
- Chicago Chapter of the Appraisal Institute, Board of Directors, 2013-2015; Chapter Secretary, 2015; Chapter Treasurer, 2016; Chapter Vice-President, 2017; Chapter President, 2018; Chapter Nominating Committee Chair, 2019
- CCIM Institute, Associate Member
- International Association of Assessing Officials, Associate Member
- Illinois Coalition of Appraisal Professionals, Member
- National Association of Realtors, Member
- Chicago Association of Realtors, Member
- Metropolitan Indianapolis Board of Realtors, Member
- Northwest Indiana Realtors Association, Member
- South Bend Area Realtors, Member
- Southwest Michigan Association of Realtors, Member
- International Council of Shopping Centers, Member
- City of Elmhurst, Zoning & Planning Commission/Zoning Board of Appeals, Member, Vice-Chair

EDUCATION

- Bachelor of Arts, University of Notre Dame, 1976
- Master of Arts, University of Chicago, 1988
- Appraisal Institute:

Courses (passed all examinations)

- 7-Hour National USPAP Update (every two years)
- Real Estate Appraisal Principles
- Basic Valuation Procedures
- Standards of Professional Practice, Part A (USPAP)
- Standards of Professional Practice, Part B
- Capitalization Theory & Techniques, Part A
- Capitalization Theory & Techniques, Part B
- Highest & Best Use and Market Analysis
- Advanced Sales Comparison & Cost Approaches
- Advanced Applications
- Report Writing and Valuation Analysis
- Business Practices and Ethics
- Comprehensive examination, all 4 modules

Seminars (representative selection)

- Analyzing Operating Expenses
- Anticipating the Cross Examination of your Appraisal in the Tax Appeal Process
- Appraisal Review - Income Properties
- Appraising From Blueprints and Specifications
- Capital Market Conditions and the Impact on Real Estate
- Conditions of the Chicago Real Estate Market
- Fair Lending and the Appraiser
- General Demonstration Appraisal Report Writing
- Indiana Statutes & Rules
- Lease Abstracting and Analysis
- Michigan Law Update
- New Housing in a Declining Market
- Internet Search Strategies for R.E. Appraisers
- Small Hotel/Motel Valuation
- USPAP Update 2003 - Standards and Ethics for Professionals
- Valuation & Litigation Services SIG Kick-Off
- When Good Houses Go Bad

AWARDS

- Chicago Chapter of the Appraisal Institute, Distinguished Service Award, 2012
- Chicago Chapter of the Appraisal Institute, Herman O. Walther Award, 2013
- Appraisal Institute, Volunteer of Distinction, Region III, June 2015
- Chicago Chapter of the Appraisal Institute, President's Award, 2017
- Chicago Chapter of the Appraisal Institute, Scipio "Skip" del Campo Award, 2018

PUBLICATIONS AND PRESENTATIONS

- “The Valuation of Landfills for Ad Valorem Assessment,” *Journal of Property Tax Management*, Summer 1995 (with Michael J. Kelly).
- “Reviewing Appraisals for Tax Appeal Purposes,” presented at November 2000 Real Estate Expo in Las Vegas.
- “The Basics of Understanding and Analyzing Commercial and Residential Real Estate Valuation Reports,” presented at Chicago Bar Association, Young Lawyers Section, April 2002.
- “The Appraiser’s Role as an Expert,” presented at *Eminent Domain in Illinois*, Hoffman Estates, Illinois, March 10, 2006 and May 15, 2007.
- “Use of Experts,” presented at *Eminent Domain Update 2006*, Springfield, Illinois, November 9, 2006.
- “Conditions of the Chicago Real Estate Market,” moderator; Chicago Chapter of the Appraisal Institute, Chicago, Illinois, August 29, 2012; May 1, 2013; May 28, 2014; March 12, 2015; March 10, 2016; May 23, 2017; April 4, 2018; March 27, 2019
- “Nuts and Bolts of a Property Tax Hearing,” moderator and participant; Chicago Chapter of the Appraisal Institute, Chicago, Illinois, April 3, 2009; October 24, 2016
- “Loop Historic and Modern Architecture & Geography Walking Tour,” Instructor, May 10, 2017; June 17, 2019
- Chicago Central Area Committee “September Sprint 2017” (CCAC’s Young Leaders planning charrette/sprint exploring how transportation can unlock economic development around the site for the proposed Obama Presidential Center); real estate advisor, September 27-29, 2017
- “The Obama Presidential Center and Real Estate in Woodlawn,” Instructor, May 30, 2018
- Chicago Central Area Committee, real estate advisor, City of Chicago “Invest South|West” program, RFPs for Englewood, Bronzeville, and South Shore, 2020-2021; Belmont Triangle RFP, 2022
- Illinois CPA Society Chicago South Chapter Economic Forum, real estate panelist, August 26, 2021; April 18, 2024

Representative list of properties appraised

Office

Sears/Willis Tower (multi-tenant office), Chicago, Illinois
Aon Center (multi-tenant office), Chicago, Illinois
John Hancock Building (multi-tenant office, retail, parking), Chicago, Illinois
One First National Plaza/Chase Tower (multi-tenant office), Chicago, Illinois
One and Two Prudential Plaza (multi-tenant office), Chicago, Illinois
Citadel Center, 131 S. Dearborn St. (multi-tenant office), Chicago, Illinois
One Financial Place, 440 S. LaSalle St. (multi-tenant office), Chicago, Illinois
1-33 S. State Street, Sullivan Center (multi-tenant office), Chicago, Illinois
30 N. LaSalle St. (multi-tenant office), Chicago, Illinois
111 North Canal St. (multi-tenant office), Chicago, Illinois
111 W. Washington St. (multi-tenant office), Chicago, Illinois
120 S. LaSalle St. (multi-tenant office), Chicago, Illinois
181 W. Madison St. (multi-tenant office), Chicago, Illinois
205 W. Wacker Drive (multi-tenant office), Chicago, Illinois
222 S. Riverside Plaza (multi-tenant office), Chicago, Illinois
221 N. LaSalle St. (multi-tenant office), Chicago, Illinois
303 E. Wacker Drive (multi-tenant office), Chicago, Illinois
310 South Michigan Avenue (multi-tenant office), Chicago, Illinois
311 S. Wacker Drive (multi-tenant office), Chicago, Illinois
2358 N. Damen Ave. (single-tenant office condominium), Chicago, Illinois
4147 N. Ravenswood (multi-tenant office), Chicago, Illinois
3335-3385 N. Arlington Heights Rd. (multi-tenant office), Arlington Heights, Illinois
1010 Dixie Highway (multi-tenant office), Chicago Heights, Illinois
1001 S. Randall Rd. (bank-office building), Elgin, Illinois
2300 Higgins Rd. (multi-tenant office), Elk Grove Village
Elmhurst Metro Court (multi-tenant office), 747 Church Street, Elmhurst, Illinois
2500 Ridge (multi-tenant office), Evanston, Illinois
Roosevelt Glen Office Park (multi-tenant office), Glen Ellyn, Illinois
7800 W. 95th St. (bank-office building), Hickory Hills, Illinois
Sears Merchandise Group (single-tenant headquarters), Hoffman Estates, Illinois
1011 State Street (multi-tenant office), Lemont, Illinois
Eisenhower Tower (multi-tenant office), Maywood, Illinois
21 W. Van Buren (multi-tenant office building), Naperville, Illinois
1112 S. Washington St. (bank-office building), Naperville, Illinois
Combined 400 Center (multi-tenant office), Northbrook, Illinois
Allstate Corporate Headquarters (single-tenant headquarters), Northbrook, Illinois
Kraft General Foods Corporate Headquarters (single-tenant headquarters), Northfield, Illinois
17 W 300 22nd Street (multi-tenant office building), Oak Brook, Illinois
300-310 Windsor Drive (single-tenant office building), Oak Brook, Illinois
Butterfield Office Plaza (multi-tenant office), Oak Brook, Illinois
First Bank of Oak Park (bank/office building), Oak Park, Illinois
1901 Meyers Road (multi-tenant office), Oakbrook Terrace, Illinois
15330 S. Harlem Avenue (bank-office building), Orland Park, Illinois

Representative list of properties appraised (cont'd.)

Office (cont'd.)

Caterpillar Headquarters (single-tenant headquarters), Peoria, Illinois
Harmswood Office Center (multi-tenant office), Skokie, Illinois
17500 S. Oak Park Ave. (bank-office building), Tinley Park, Illinois
444 Skokie Rd. (multi-tenant office), Wilmette, Illinois
Atlanta Financial Center (multi-tenant office), Atlanta, Georgia
101 Marietta (multi-tenant office), Atlanta, Georgia
City Center Square (multi-tenant office), Kansas City, Missouri

Hotel

Aloft Hotel, Chicago, Illinois
Ambassador East Hotel, Chicago, Illinois
Arlo Hotel, Chicago, Illinois
Avenue Motel, Chicago, Illinois
Chicago South Loop Hotel, Chicago, Illinois
Days Inn Midway Airport, Chicago, Illinois
Doubletree North Shore, Skokie, Illinois
Drake Hotel, Chicago, Illinois
Embassy Suites Hotel, Chicago, Illinois
Fairmont Hotel, Chicago, Illinois
Four Seasons Hotel, Chicago, Illinois
Hilton O'Hare Hotel, Chicago, Illinois
Holiday Inn, Muscatine, Iowa
Holiday Inn, Elk Grove Village, Illinois
Hotel Inter-Continental, Chicago, Illinois
Hyatt Regency Hotel, Chicago, Illinois
Knickerbocker Hotel, Chicago, Illinois
Majestic Hotel, Chicago, Illinois
Marriott O'Hare, Chicago, Illinois
McCormick Inn, Chicago, Illinois
Park Hyatt Hotel, Chicago, Illinois
Radisson Blu Aqua Hotel, Chicago, Illinois
Ramada/O'Hare, Rosemont, Illinois
Raphael Hotel, Chicago, Illinois
Renaissance O'Hare, Chicago, Illinois
Ritz-Carlton Hotel, Chicago, Illinois
Rodeway Inn, Chicago, Illinois
Swissotel, Chicago, Illinois
Trump International Hotel & Tower, Chicago, Illinois
W Chicago – Lakeshore Hotel, Chicago, Illinois
Westin Hotel North Michigan Avenue, Chicago, Illinois
Willows Hotel, Chicago, Illinois

Representative list of properties appraised (cont'd.)

Industrial

320 E. Fullerton (263,000 SF warehouse), Carol Stream, Illinois
537-551 Edgewood (25,000 SF warehouse), Wood Dale, Illinois
995 N. Ellsworth Avenue (31,000 SF industrial complex), Villa Park, Illinois
1001 State Street (260,000 SF manufacturing complex), Chicago Heights, Illinois
1055 Sesame Street (90,000 SF warehouse), Bensenville, Illinois
1651-1657 Carmen Drive (industrial flex buildings), Elk Grove Village, Illinois
2550 S. Leavitt Avenue (38,000 SF warehouse), Chicago, Illinois
2700 York Road (116,000 SF manufacturing plant), Elk Grove Village, Illinois
3200 S. Kedzie Avenue (209,000 SF warehouse), Chicago, Illinois
4500 Kishwaukee (600,000 SF warehouse), Rockford, Illinois
4800-4824 W. 129th Street (43,000 SF industrial flex center), Alsip, Illinois
5200-5260 E. 36th Street N (four 80,000 square foot warehouses), Wichita, Kansas
5610 W. Taylor Street (18,000 SF warehouse), Chicago, Illinois
7201 W. 64th Place (33,000 SF manufacturing/warehouse), Bedford Park, Illinois
7300 S. Kimbark Avenue (25,000 SF warehouse), Chicago, Illinois
8221 51st Street West (45,000 SF medical cannabis cultivation/warehouse), Rock Island, Illinois
9100 Plainfield Road (80,000 SF industrial complex), Brookfield, Illinois
Ace Hardware (190,000 SF warehouse), Chicago Heights, Illinois
ADM Corn Plant (2,330,000 SF industrial plant), Clinton, Iowa
ADM Polymer Plant (454,000 SF industrial plant), Clinton, Iowa
Americold Cold Storage (420,000 SF cold storage warehouse), Bettendorf, Iowa
Bears Manufacturing (51,000 SF fabrication facility), Chicago, Illinois
Boeing Precision Gear (200,000 SF manufacturing building), Bedford Park, Illinois
Calumet Business Center (12 building park), Chicago, Illinois
Darvin (217,000 SF warehouse), Mokena, Illinois
Cargill Grain Elevator, Chicago, Illinois
Clorox (160,000 SF warehouse), Chicago, Illinois
Continental Envelope (284,000 SF warehouse), Chicago, Illinois
Ford Motor Company Assembly Plant (2,660,000 automotive plant), Chicago, Illinois Fulton/Carroll Center (353,000 SF multi-tenant incubator), Chicago, Illinois
General Motors Electro-Motive Division (3.5 million SF manufacturing plant), McCook, Illinois
Hertz, 5259 S. Archer Ave. (12,000 SF auto maintenance complex), Chicago, Illinois
Kenworth Center (truck tractor servicing and sales center), Liberal, Kansas
Milk Marketing, Inc. (100,000 SF dairy processing plant), New Bremen, Ohio
Montgomery Ward (160,000 SF warehouse), Berkeley, Illinois
Nabisco (1,500,000 SF bakery), Chicago, Illinois
Northwestern Steel (4,000,000 SF manufacturing plant), Sterling, Illinois
Osco Warehouse (260,000 SF), Alsip, Illinois
Ozinga (concrete plant and offices), Mokena, Illinois

Representative list of properties appraised (cont'd.)

Industrial (cont'd.)

Plymouth Industrial Center (500,000 SF multi-tenant warehouse), Wayne County, Michigan
Rohm & Haas Plant (340,000 SF manufacturing building), Chicago Heights, Illinois
Siemens Medical Systems (383,000 SF industrial plant), Hoffman Estates, Illinois
Solo Cup (185,000 SF warehouse), Urbana, Illinois
Uniquema, 4650 S. Racine Avenue (chemical plant), Chicago, Illinois
Vienna Beef, 2501 N. Damen (food processing plant), Chicago, Illinois
XPO Logistics, 401 W. Touhy (truck terminal), Des Plaines, Illinois

Retail

1-33 S. State Street, Target, DSW stores (former Carson Pirie Scott), Chicago, Illinois
29 S. Wabash Avenue, Chicago, Illinois
30 E. Madison Street (retail portion including T.J. Maxx), Chicago, Illinois
108 N. State Street mall (Block 37), Chicago, Illinois
111 W. 2nd, Elmhurst, Illinois
900 N. Michigan Avenue (including 1,700 space parking facility), Chicago, Illinois
1015-1021 W. Armitage Avenue (retail storefronts), Chicago, Illinois
2100 N. Elston Avenue (single tenant retail store, Chicago, Illinois
3101 N. Clark Street (retail strip center), Chicago, Illinois
Brickyard Mall, Chicago, Illinois
Buona Beef, Lombard, Illinois
Burberry Store (air rights), North Michigan Avenue, Chicago, Illinois
Carson Pirie Scott State Street Store, Chicago, Illinois
Chatham Ridge Shopping Center, Chicago, Illinois
CVS stores, Chicago, Illinois
Darvin Furniture Store, Orland Park, Illinois
Dragon Light restaurant, Crest Hill, Illinois
Dusty Bookshelf bookstore, Manhattan, Kansas
Eagle store, Montgomery, Illinois
Five single-tenant storefronts, Downers Grove, Illinois
Hacienda restaurant, Michigan City, Indiana
Hard Rock Café, Chicago, Illinois
J.C. Penney Store, Calumet City, Illinois
Jewel Food Store, Springfield, Illinois
Lighthouse Place, Michigan City, Indiana
Lincolnwood Town Center, Lincolnwood, Illinois
Main Street Plaza, Wheaton, Illinois
Marshall Field State Street Store, Chicago, Illinois
Merle Hay Mall, Des Moines, Iowa

Representative list of properties appraised (cont'd.)

Retail (cont'd.)

Michael Jordan's Restaurant, Chicago, Illinois
Montgomery Ward Store, Matteson, Illinois
Neiman Marcus North Michigan Avenue Store, Chicago, Illinois
Old Orchard Shopping Center, Skokie, Illinois
Promenade Shops at Centerra, Loveland, Colorado
Saks North Michigan Avenue Store, Chicago, Illinois
Sears Store, Moline, Illinois
SouthPark Mall, Moline, Illinois
Venture Store, Countryside, Illinois
Walgreen stores, Chicago, Illinois
Walgreen store, Middleton, Wisconsin
Walgreen stores, Will County, Illinois
Washington Square Mall, Homewood, Illinois
Water Tower Place, Chicago, Illinois
Wendy's restaurant, Downers Grove, Illinois
West Ridge Mall, Topeka, Kansas
Wolf Camera, 7551 75th St., Darien, Illinois
Younkers Store, Des Moines, Iowa

Residential

6 Raintree (single-family home), Barrington Hills, Illinois
101 E. Lake Front Drive (single family lakefront home), Beverly Shores, Indiana
523 Grant Place (single-family home), Chicago, Illinois
5980 Beechwood (single-family lakefront home), Coloma, Michigan
1254 North Lake Shore Drive (single-family lakefront home), Chicago, Illinois
1258 North Lake Shore Drive (single-family lakefront home), Chicago, Illinois
23310 Shorelane (single-family riverfront home), Elkhart, Indiana
2237 Sherman Avenue (single-family home), Evanston, Illinois
455 Fairview Avenue (single-family home), Elmhurst, Illinois
845 Stratford Avenue (single-family home), Elmhurst, Illinois
994 Mitchell Avenue (single-family home), Elmhurst, Illinois
3000 Flossmoor Road (single family home), Flossmoor, Illinois
77 Wentworth (single-family lakefront home), Glencoe, Illinois
88 Linden (single-family home), Glencoe, Illinois
380 Lakeside Terrace (single-family home), Glencoe, Illinois
19 homes for flood buyout program, Glenview, Illinois
10 S 020 Lakewood (single-family home), Hinsdale, Illinois

Representative list of properties appraised (cont'd.)

Residential (cont'd.)

300 E. 8th Street (single-family home), Hinsdale, Illinois
422 S. Oak (single-family home), Hinsdale, Illinois
640 Mayflower (single-family home), Lake Forest, Illinois
1255 Green Bay Road (single-family home), Lake Forest, Illinois
1451 Green Bay Road (single-family home), Lake Forest, Illinois
3360 West Albion (single-family home), Lincolnwood, Illinois
4724 Garfield (single-family home), Lisle, Illinois
106 Arndt (single-family home), Michigan City, Indiana
11696 Marquette (single-family home), New Buffalo, Michigan
120 St. Francis Circle (single-family home), Oak Brook, Illinois
310 Willow View Lane (single-family home), Oak Brook, Illinois
1201 W. 35th St. (single-family home), Oak Brook, Illinois
11321 Norwich Lane (single-family home), Orland Park, Illinois
233 Burke Ct. (single-family home), Schaumburg, Illinois
1500 Timber Trail, Unit B (single-family home), Wheaton, Illinois
445 Sheridan Road (single-family lakefront home), Winnetka, Illinois
473 Sheridan Road (single-family lakefront home), Winnetka, Illinois
715 Sheridan Road (single-family lakefront home), Winnetka, Illinois
Wychwood (single-family estate), Lake Geneva, Wisconsin
114 Park (single-family lakefront home), Twin Lakes, Wisconsin
1719 E. 150 Rd. (single-family home), Lecompton, Kansas
1130 North Lake Shore Drive (cooperative apartment unit), Chicago, Illinois
199 East Lake Shore Drive (cooperative apartment unit), Chicago, Illinois
209 East Lake Shore Drive (cooperative apartment unit), Chicago, Illinois
Drake Tower (cooperative apartments), Chicago, Illinois
70 E. Cedar Street (cooperative apartments), Chicago, Illinois
229 E. Lake Shore Drive (cooperative apartments), Chicago, Illinois
860-880 N. Lake Shore Drive (cooperative apartments), Chicago, Illinois
999 Lake Shore Drive (cooperative apartments), Chicago, Illinois
1120 N. Lake Shore Drive (cooperative apartments), Chicago, Illinois
1209 N. Astor Street (cooperative apartments), Chicago, Illinois
1242 N. Lake Shore Drive (cooperative apartments), Chicago, Illinois
1260 N. Astor Street (cooperative apartments), Chicago, Illinois
1320 N. State Parkway (cooperative apartments), Chicago, Illinois
1430 N. Lake Shore Drive (cooperative apartments), Chicago, Illinois
1530 N. State Parkway (cooperative apartments), Chicago, Illinois
55 W. Delaware Place (condominium unit), Chicago, Illinois
130 N. Garland Court (condominium unit), Chicago, Illinois
300 N. State Street (condominium unit), Chicago, Illinois

Representative list of properties appraised (cont'd.)

Residential (cont'd.)

510 W. Erie Street (condominium unit), Chicago, Illinois
600 N. Lake Shore Drive (condominium unit), Chicago, Illinois
1040 N. Lake Shore Drive (condominium unit), Chicago, Illinois
1460 N. Sandburg Terrace (condominium unit), Chicago, Illinois
1515 N. Astor Street (condominium unit), Chicago, Illinois
2400 N. Lakeview (condominium unit), Chicago, Illinois
1867 N. Winnebago (condominiums – air rights), Chicago, Illinois
Katy Crossing (single-family subdivision), Georgetown, Texas
Wynstone (single-family subdivision), North Barrington, Illinois
1347 W. Cullerton (walkup apartment building), Chicago, Illinois
1945 Sherman (walkup apartment building), Evanston, Illinois
2237 Sherman (walkup apartment building), Evanston, Illinois
2137 Maple (walkup apartment building), Evanston, Illinois
2142 Maple (walkup apartment building), Evanston, Illinois
2896 S. Archer (walkup apartment building), Chicago, Illinois
3420 N. Southport (walkup apartment building), Chicago, Illinois
4612 N. Dover (walkup apartment building), Chicago, Illinois
5707 N. Campbell (walkup apartment building), Chicago, Illinois
1400 N. Lake Shore Drive apartments (elevator building), Chicago, Illinois
5200 S. Blackstone, Blackwood Apartments (elevator building), Chicago, Illinois
211 E. Ohio, The Grand Ohio Apartments (elevator building), Chicago, Illinois
The Rental Towers of Edgewater Walk (elevator buildings), Tinley Park, Illinois
The Arbors at Hickory Creek (garden apartment complex), University Park, Illinois
Turnberry Village Apartments (garden apartment complex), Lakewood, Illinois
Sunset Lake Apartments (garden apartment complex), Justice, Illinois
Fairhaven Christian Retirement Center (congregate care facility), Rockford, Illinois
Arden Court of South Holland (senior housing), South Holland, Illinois
The Mather (senior housing), Evanston, Illinois
The Ballard (skilled nursing facility), Des Plaines, Illinois
Golfview Developmental Center (skilled nursing facility), Des Plaines, Illinois
Wagner Nursing Home, Evanston, Illinois

Representative list of properties appraised (cont'd.)

Vacant Land

580 acres near Round Lake Beach, Illinois
374.45 acres of farmland in Kankakee County, Illinois & Newton County, Indiana
262 acres in Joliet, Illinois
200 acres near 218th & Governor's Highway, Matteson, Illinois
138 acres of farmland, Kendall County, Illinois
75 acres near I-57, 175th & Cicero, Country Club Hills, Illinois
70 acres in Three Oaks, Michigan
67.27 acres, Stonegate (broken subdivision), Manhattan, Illinois
60 acres in Northbrook, Illinois
52 acres, 106th & Muskegon (former Wisconsin Steel site), Chicago, Illinois
28 acres, 100th & Muskegon, Chicago, Illinois
28 acres, 4310 W. Chicago Avenue (proposed new training academy), Chicago, Illinois
12.38 acres, Tramore (broken subdivision), Manhattan, Illinois
6 acres, Airport Road and Weber Road, Romeoville, Illinois
4.5 acres, Fay Avenue & West Avenue, Elmhurst, Illinois
25 acres south of Congress Street, downtown Chicago, Illinois
11 acres next to the Chicago River at Wells & Harrison (Franklin Point), Chicago, Illinois
5 acre single-family residential site, 1201 W. 35th Street, Oak Brook, Illinois
34 acres, Jorie & Kensington, Oak Brook, Illinois
Hub site for Federal Express with runway access, Alliance, Texas
78,664 SF site at 22nd & Indiana, Chicago, Illinois
64,000 SF underneath the Drake Hotel (ground rental value), Chicago, Illinois
63,000 SF site for One North Wacker (proposed office building), Chicago, Illinois
42,000 SF site at 7 S. Dearborn (proposed world's tallest building), Chicago, Illinois
22,391 SF site at Halsted & Adams, Chicago, Illinois
10 E. Lake Street (air rights), Chicago, Illinois
333 S. Ashland Avenue (development site), Chicago, Illinois
Air rights parcels for reconstruction of I-55 at Lake Shore Drive, Chicago, Illinois
Golden Meadows Park, Elmhurst, Illinois
Mandarin Oriental proposed site, Stetson & South Water, Chicago, Illinois
One North Wacker site, Wacker & Madison, Chicago, Illinois
Parking lots, 1700 W. Madison Street, Chicago, Illinois
Residential lots, Long Beach, Indiana
Single residential lots across the City of Chicago for the City's Department of Planning
Single-family lot, Hickory Hills, Illinois
Single family estate parcel, Lockport, Illinois
Street and alley vacations across Chicago, Illinois
Vacant industrial land along the Sanitary & Ship Canal; Forest View, Stickney, Illinois

Representative list of properties appraised (cont'd.)

Other property types

Clark Hartford Oil Refinery, Hartford, Illinois
Shell Wood River Oil Refinery, Wood River, Illinois
Apex Oil Tank Farm, Stickney, Illinois
Wee-Ma-Tuk Golf Club, Cuba, Illinois
Sunset Ridge Golf Club, Northfield, Illinois
Klein Creek Golf Course, Winfield, Illinois
Evergreen Golf Course, Evergreen Park, Illinois
Spring Creek Golf Club, east Shelby County, Tennessee
100-110 W. Golf Rd., Schaumburg, Illinois (auto dealership)
1794 W. U.S. 30, Merrillville, Indiana (auto dealership)
3456 N. Kedzie Ave., Chicago, Illinois (auto dealership)
5757 W. Touhy Avenue, Niles, Illinois (auto dealership)
1719 Western Ave., Chicago Heights, Illinois (gas station/c-store)
13750 S. Cicero Ave., Crestwood, Illinois (gas station/c-store)
8490 W. North Ave., Melrose Park, Illinois (gas station/c-store)
8147 W. Joliet Rd., McCook, Illinois (gas station/c-store)
5025 Old Orchard Rd., Skokie, Illinois (gas station/c-store)
2590 W. Golf Rd., Hoffman Estates, Illinois (gas station/c-store)
14 S. IL Route 25, South Elgin, Illinois (gas station/c-store)
120 W. Ontario St., Chicago, IL (gas station/c-store)
Union Station parking deck, Chicago, Illinois
Commonwealth Edison Byron Nuclear Station, Byron, Illinois
Commonwealth Edison Dixon Hydroelectric Dam, Dixon, Illinois
Canadian Pacific Bensenville Yard, Bensenville, Illinois
Union Pacific Railroad rights of way, Chicago, Illinois
Five Corners TIF area, Des Plaines, Illinois
GE Nuclear Reprocessing Plant, Grundy County, Illinois
United Airlines Terminals, O'Hare Airport (exclusive use area), Chicago, Illinois
Terminal Five, O'Hare Airport (exclusive use concessions areas), Chicago, Illinois
Midway Airport (all hangars and FBOs), Chicago, Illinois
360 Chicago (John Hancock Building Observatory), Chicago, Illinois
Biograph Theater, Chicago, Illinois
Chicago Theater, Chicago, Illinois
Pritzker Pavilion/Harris Theater, Chicago, Illinois
Wrigley Field, Chicago, Illinois
Longfellow School, Berkeley, Illinois
Marillac High School, Northfield, Illinois

Representative list of properties appraised (cont'd.)

Other property types (cont'd.)

Archbishop of Chicago's Residence, 1555 N. State Parkway, Chicago, Illinois
Mt. Sinai Baptist Church, Chicago, Illinois
St. Boniface Church, Chicago, Illinois
St. Gelasius Church, Chicago, Illinois
Greater New Jerusalem Temple of Truth Church, Indianapolis, Indiana
Maryville City of Youth campus, 1150 N. River Road, Des Plaines, Illinois
Odeum Expo Center, 1033 Villa Avenue, Villa Park, Illinois
Heafey-Hoffmann-Dworak-Cutler funeral home, 7805 Center Road, Omaha, Nebraska
5700 W. Madison St., Chicago, Illinois (funeral home)
Waste Management Wheatland Landfill, Will County, Illinois
Chemical Waste Management CID Landfill, Calumet City, Illinois
Scott Nolan Center (psychiatric hospital), Des Plaines, Illinois
Hartgrove Hospital (psychiatric hospital), Chicago, Illinois
Garfield Park Hospital (psychiatric hospital), Chicago, Illinois
Riveredge Hospital (psychiatric hospital), Forest Park, Illinois
350 E. Cermak, Chicago, Illinois (data center)
600 S. Federal, Chicago, Illinois (data center)
840 S. Canal, Chicago, Illinois (data center)
2800 S. Ashland, Chicago, Illinois (data center)
1800 Nicholas, Elk Grove Village, Illinois (data center)
1701 Midway Court, Elk Grove Village (data center)
201 Innovation Drive, Elk Grove Village (data center)