

NOTICE OF PUBLIC SALE

The Housing Authority of the City of Columbia, SC (Columbia Housing) will offer for sale to the highest bidder, a .25-acre parcel of land (TMS# R11212-23-01) located at the corner of Superior Street and South Pickens Street, Columbia, South Carolina 29205. The property is described in detail on the appraisal attached as Exhibit B.

Columbia Housing has established a minimum bid price for the property based on the appraised value in the current "as- is" condition of \$34,000.

Instructions for Bidding - Bids must be submitted no later than:

Tuesday, October 25, 2022, at 2:00 PM Local Time.

Interested bidders must complete the bid form in Exhibit A attached to this notice. The name of the bidder on Exhibit A shall be stated in the legal format desired for title upon consummation of the sale. The bid form shall be completed, signed, and dated as indicated.

Bid forms shall be presented in a sealed envelope. The envelope shall be clearly marked as follows:

**Land Parcel Bid
Columbia Housing 1917
Harden Street
Columbia, SC 29204
Attn: LuCinda J. Herrera, Chief Development Officer**

Bids may be submitted via regular mail, overnight mail, or other similar means, or by personal delivery. Bidders are encouraged to request a receipt from the form of delivery utilized.

Electronic submissions will also be accepted at cherrera@columbiahousingsc.org

If delivering by electronic submission subject line must state: "Land Parcel Bid" and a delivery receipt and read receipt must be requested and retained for proof of delivery.

The bid form should be submitted as an attachment to the electronic communication.

It shall be the sole responsibility of each bidder to ensure his/her bid(s) are received by Columbia Housing on or before the stipulated deadline.

Property Inspection - The property is available for in-person drive-by inspection.

Bid Award - The property is being offered in the "As Is, Where Is" condition with no express or implied warranties. The highest bid will be accepted unless some unforeseen circumstance warrants rejection. In the event of equally high bids, the selection shall be randomly made by drawing lots immediately following the deadline.

Upon receipt of a valid bid, Columbia Housing shall provide the bidder with written confirmation of an acceptable bid and intent to sell. As noted on Exhibit A (bid form), bids must be held for a minimum of 60 days following the bid opening. The successful bidder will be provided with no more than 30 days to complete all desired due diligence. Upon completion of the due diligence period, the successful bidder must execute a purchase agreement to be provided by Columbia Housing.

The second highest bid, upon agreement of the bidder, shall be retained for a period of 45 days or until such time that the highest bidder has executed the purchase agreement.

Closing - Closing will occur within 30 days from the notice of acceptance.

THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA RESERVES THE RIGHT TO REJECT ANY, OR ALL BIDS THAT DO NOT COMPLY WITH THIS REQUEST. COLUMBIA HOUSING FURTHER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS WITHOUT CAUSE.

EXHIBIT A - FORM OF BID

INSTRUCTIONS:

1. Complete the information below, sign and date the form where indicated.
2. The name of the bidder must be stated in the legal format desired for title.
3. Minimum bid is the appraised value of the property

Land Parcel TMS# R11212-23-01

BID AMOUNT: \$ _____

Legal Name for Title: _____

Bidder's Name if Different than Title: _____

Bidders Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ E-mail Address: _____

Acknowledgment: I hereby acknowledge my understanding that: this is a cash sale and no owner financing is available; I must honor my bid for 60 days from the date of my bid; I must execute a purchase agreement within 30 days of notification of acceptance of my bid.

Signature: _____ Date: _____

EXHIBIT B - APPRAISAL



Client File #: Columbia Housing

Appraisal File #: 01-22-05 – CHA Pickens St

Appraisal Report – Land

Appraisal Company: Carter Commercial Appraisal Group, Inc.

Address: 1620-A Lady Street, Columbia, SC 29201

Phone: 803 799-1776

Fax: 803-799-2345

Website: www.cartercommercial.com

Appraiser: Joseph Carter, II

Co-Appraiser:

E-mail: jimmy@cartercommercial.com

E-mail:

Client: **Columbia Housing**

Contact: Adam Dalenburg

Address: 1917 Harden Street, Columbia, SC 29204

Email: adalenburg@columbiahousing.com

Phone: 803 722-0130

Phone:

E-mail:

SUBJECT PROPERTY IDENTIFICATION

Address: **East Side of S Pickens Street**

City: Columbia

County: Richland

State: SC

ZIP: 29205

Legal Description: Open Space; See Deed: 0071-51

Tax Parcel #: **11212-23-01**

Tax Appraisal / Taxes: \$0 / \$0

Tax Year: 2021

Use of the Real Estate As of the Date of Value: Vacant Land

Opinion of highest and best use (if required): Assemblage with other parcels / Green space

SUBJECT PROPERTY HISTORY

Owner of Record: **Housing Authority of the City of Columbia**

Description and analysis of sales within 3 years (minimum) prior to effective date of value: None

Description and analysis of agreements of sale (contracts), listings, and options: None that I am aware of.

RECONCILIATIONS AND CONCLUSIONS

Indication of Value by Sales Comparison Approach

\$ 34,000

Indication of Value by Cost Approach

N/A

Indication of Value by Income Approach

N/A

Final Reconciliation of the Methods and Approaches to Value: The Sales Comparison approach was felt to be the single best approach for this property. The sales comps gave me a value indication of roughly \$3.40/SF for the land. No other approaches to value were needed here.

Opinion of Value as of: January 11, 2022

\$ 34,000

Exposure Time: One year

The above opinion is subject to: **Hypothetical Conditions and/or Extraordinary Assumptions** cited below.

ASSIGNMENT PARAMETERSIntended User(s): **Columbia Housing**Intended Use: **Internal Due Diligence*****This report is not intended by the appraiser for any other use or by any other user.***

Type of Value: Market Value

Effective Date of Value: **January 11, 2022**Interest Appraised: Fee Simple Leasehold Other**Hypothetical Conditions:** (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.) **None****Extraordinary Assumptions:** (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.) **This report and the values in the report assume that the site has a normal level of fitness for development and has no unusual soil conditions. If not, then the values may need to be adjusted.**

This is a Restricted Appraisal Report in accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP).

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection / Data Sources Utilized

Appraiser
 Property Inspection: Yes No
 Date of Inspection: January 11, 2022
 Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Walked the site, rode around neighborhood; checked online data from assessor; looked for comps via Richland County GIS and Public Records, MLS Data Sheets

Co-Appraiser - None

Property Inspection: Yes No
 Date of Inspection:
 Describe Scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Approaches to Value Developed

Cost Approach:
 Is NOT necessary for credible results and is NOT developed in this analysis.

Sales Comparison Approach:
 Is necessary for credible results and was developed in this analysis.

Income Approach:
 Is NOT necessary for credible results and was not developed in this analysis.

Additional Scope of Work Comments: I walked and drove around this tract. I looked all over this area for sales of similar land and verified them as best as possible using public records, MLS records and local brokers.

Significant Real Property Appraisal Assistance: None Disclose Name(s) and contribution:

MARKET AREA ANALYSIS

Location XX Urban Suburban Rural	Built Up Under 25% 25%–75% X Over 75%	Growth Rapid X Steady	Supply & Demand <input type="checkbox"/> Shortage XX In Balance <input type="checkbox"/> Over Supply	Value Trend X Increasing Stable Decreasing	Typical Marketing Time <input type="checkbox"/> Under 3 Months XX 3–6 Months Over 6 Months
Neighborhood Profile Price Age \$55,000 Low 0		Neighborhood Land Use 1 Family 50% Commercial 20%		Neighborhood Name: Rosewood Hills Area	
\$450,000 High 75		Condo % Vacant 10%		PUD <input type="checkbox"/> Condo <input type="checkbox"/> HOA: \$ /	
\$125,000 Predom 50		Multifamily 20% %		Amenities:	

Market Area Description: The subject property is located on the east side of S Pickens Street in the Rosewood Hills area of urban Columbia. This is a popular in-town area that lies close to USC and to downtown Columbia. The Rosewood area in general has been quite popular for 40+ years and shows increasing prices. Land uses in the area of the subject include the nice Rosewood Hills development that is about 15 years old and comprised of a mix of detached houses and small duplexes and townhouses. Also nearby are some student apartments, affordable housing, vacant land, a tennis complex, a church and more. Across the street from the subject is a very nice affordable housing project called Homes of Hope. The homes are under construction now of the site of former sub-standard housing. There is clearly upward trending in this area.

SITE ANALYSIS

Dimensions: 275' wide and 21' to 50' deep		Area: Approx 0.22 Acres or 9,583 SF	
View: Townhomes		Shape: Wide but very shallow	
Topo: Gently rolling down to SE		Access: South Pickens Street, a paved city road	
Site Similarity/Conformity To Neighborhood		Zoning/Deed Restriction	
Size: XX Smaller than Typical Typical Larger than Typical	View: Good XX Typical Less than Favorable	Zoning: RM-2; Residential Mixed Use X Legal <input type="checkbox"/> No zoning <input type="checkbox"/> Legal, non-conforming <input type="checkbox"/> Illegal	Covenants, Condition & Restrictions: None known
Utilities		Off Site Improvements	
Electric X Public <input type="checkbox"/> Other		Street X Public - Paved Road	
Gas X Public <input type="checkbox"/> Other		Alley <input type="checkbox"/> Public <input type="checkbox"/> Private	
Water X City Water		Sidewalk X Public <input type="checkbox"/> Private	
Sewer X City sewer		Street Lights X Public <input type="checkbox"/> Private	

Site Description: The subject site is a narrow strip of landscaped green space that lies on the NE side of S Pickens Street, near the southeastern edge of the Rosewood Hills property. It is also on Superior Street, but there is a drainage culvert along Superior Street, so there is no access there. The site is a nice grassy tract with a very nice sidewalk and landscaping along the road. It backs up to a fenced, wooded tract that is privately owned. The site has access to all local utility services and has the RM-2, Residential Mixed Use zoning. It would be hard to develop as a stand-alone tract because of how shallow it is, but if assembled with other land, it would make a nice site for housing. Right now, it is very nice green space.

HIGHEST AND BEST USE ANALYSIS

XXX Assemblage with other parcels – Housing or the current use as Green Space

Summary of highest and best use analysis: The trending in this area is for houses and townhouses and student apartments. These are the uses that represent the highest and best use of this site.

PROPERTY VALUATION

Valuation Methodology – We will use land comp sales to value this tract.

▣ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.

Comparable Sales Table – Analysis of Price per SF

ITEM	SUBJECT	COMPARABLE 1		COMPARABLE 2		COMPARABLE 3	
Address:	E/S of S Pickens Street Rosewood Area	1811 Ocoola Street Rosewood Area		1831 Ocoola Street Rosewood Area		801 Wiley Street Rosewood Area	
Proximity to Subject		1 block NE		1 block NE		One block S	
Data Source/ Verification		Public Records		Public records		We appraised	
Sales Price	N/A		\$67,000		\$36,500		\$75,000
Price / SF	N/A		\$2.96		\$6.45		\$2.07
Sale Date	N/A	02-07-19	10%	11-09-20		11-04-14	50%
Location	Average	Similar		Similar		Similar	
Site Size	10,020 SF	22,651 SF	20%	5,663 SF	-20%	36,242 SF	20%
Topo	Good	Similar		Similar		Similar	
Access	Paved road	Similar		Similar		Similar	
Site Utility	Limited	Better	-20%	Better	-20%	Better	-20%
Zoning	RM-2	RM-2		RM-2		RG-2	
Net Adjustment		▣ + ▣ -	10%	▣ + ▣ -	-40%	▣ + ▣ -	50%
Indicated Value / SF		Net Adj.	%	Net Adj.	%	Net Adj.	
		Gross Adj.	%	\$3.26	%	\$3.87	\$3.11
Prior Transfer History		None		None		None	

Comments on Sales and Adjustments: This area has been pretty busy with re-development activity and so I was able to located several land sales from this area that I could use as comparable sales. The sales are really quite comparable to the subject in location but all of them have a better, more usable shape. Sale 1 sold for \$2.96/SF and it was adjusted downward for better site utility and upward for its larger size. It adjusted out at \$3.26/SF. Sale 2 sold for \$6.45/SF and it is a smaller site with better utility. It was adjusted downward for smaller parcel and for better utility and it adjusted out at \$3.87/SF. Sale 3 sold for \$2.07/SF and it is a larger sale from 2014. It was adjusted upward for inferior Market Conditions and for larger parcel and downward for better shape. It adjusted out at \$3.11/SF.

Concluded Value: After finding and adjusting these three land comps, I came up with a range of \$3.11/SF to \$3.87/SF, with an average of \$3.40/SF. Going forward, I believe that a value at or near our average is in order here, say \$3.40/SF. Using this metric, we can value this property as follows: 10,020 SF x \$3.40/SF = \$34,068, rounded to **\$34,000**.

Concluded Value	\$ 34,000
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STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of my data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Standards and Ethical Rules under which this appraisal was developed and reported and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

Market Value Definition (below)

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 6th ed., Appraisal Institute

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

XX None Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property Inspected by Appraiser: Yes

Property Inspected by Co-Appraiser: N/A

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: None Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS, CANDIDATES AND PRACTICING AFFILIATES

Appraisal Institute Designated Member, Candidate, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Correct AI Continuing Education Program or Standards and Ethics Education Requirements language will populate based on selection of AI membership or status on Form 100

Correct AI Continuing Education Program or Standards and Ethics Education Requirements language will populate based on selection of AI membership or status on Form 100

APPRAISERS SIGNATURES

CO-APPRAISER: None

Name Joseph Carter, II

Name

Report Date: January 14, 2022

Report Date

Trainee Licensed Certified Residential Certified General
License # 646 State SC

Trainee Licensed Certified Residential Certified General
License # State

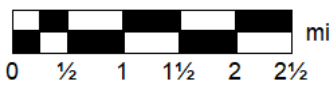
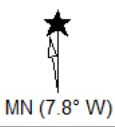
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Expiration Date

Columbia Area Map

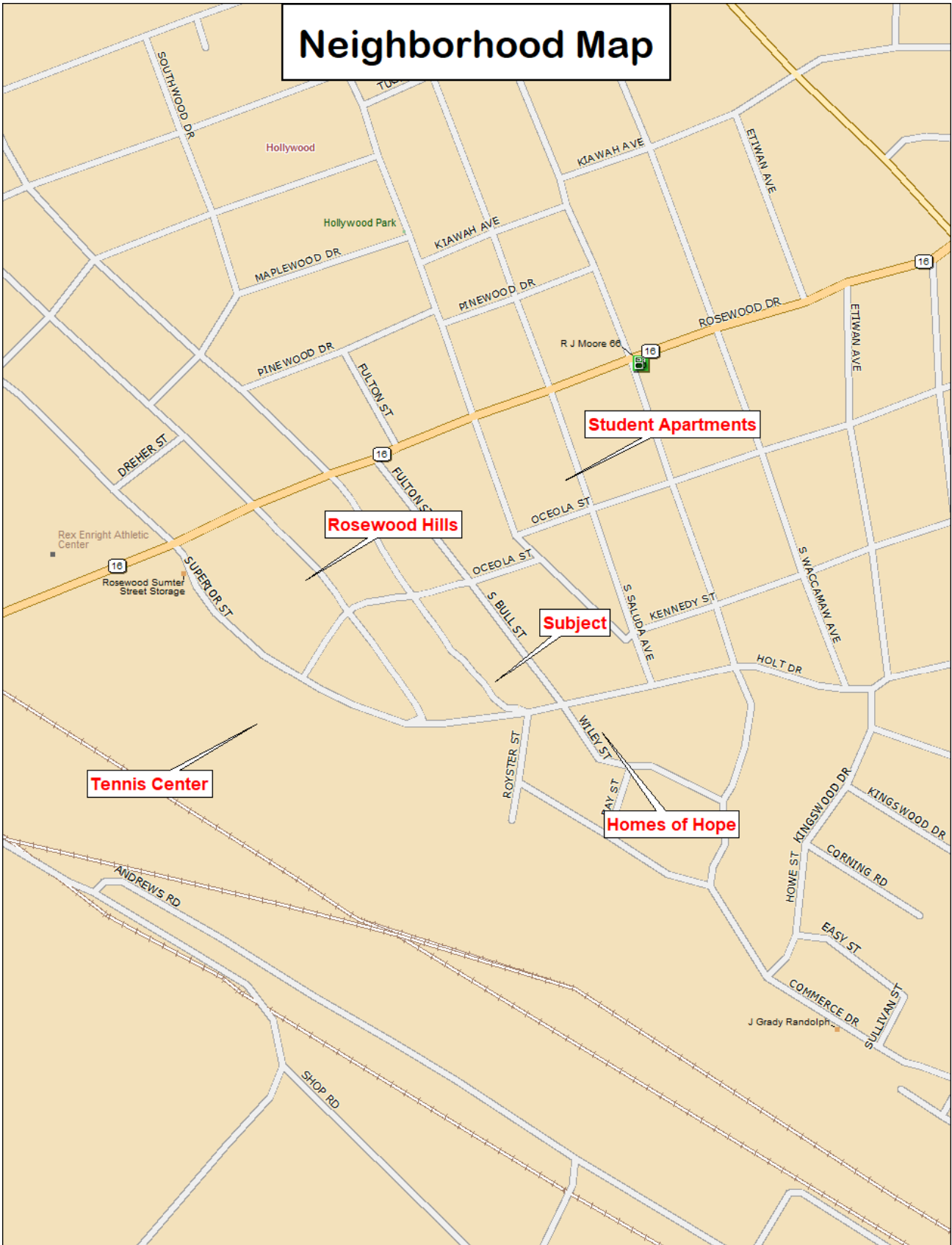


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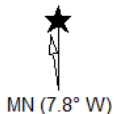


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Neighborhood Map

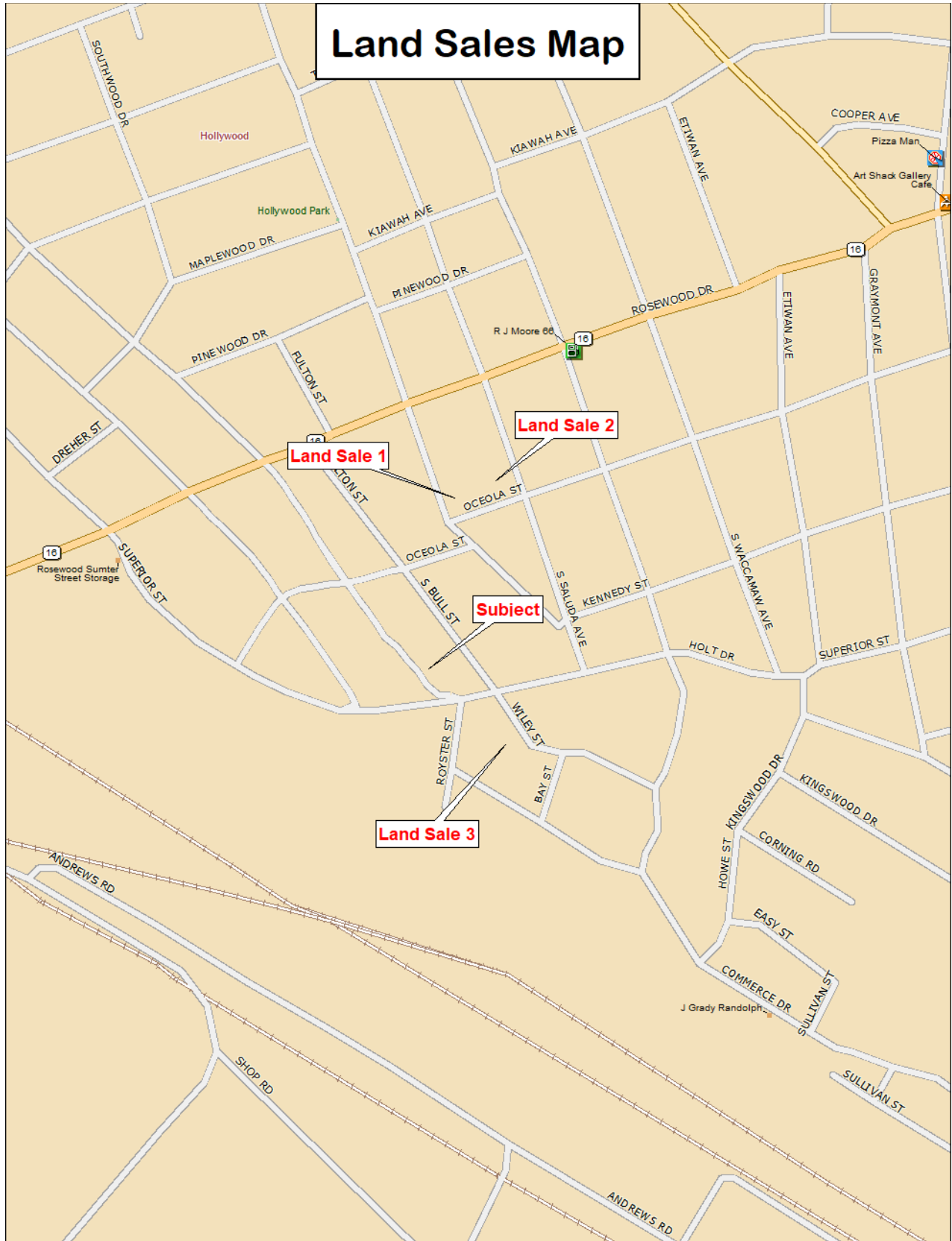


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Data Zoom 15-0

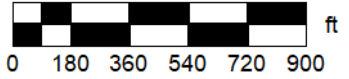
Land Sales Map



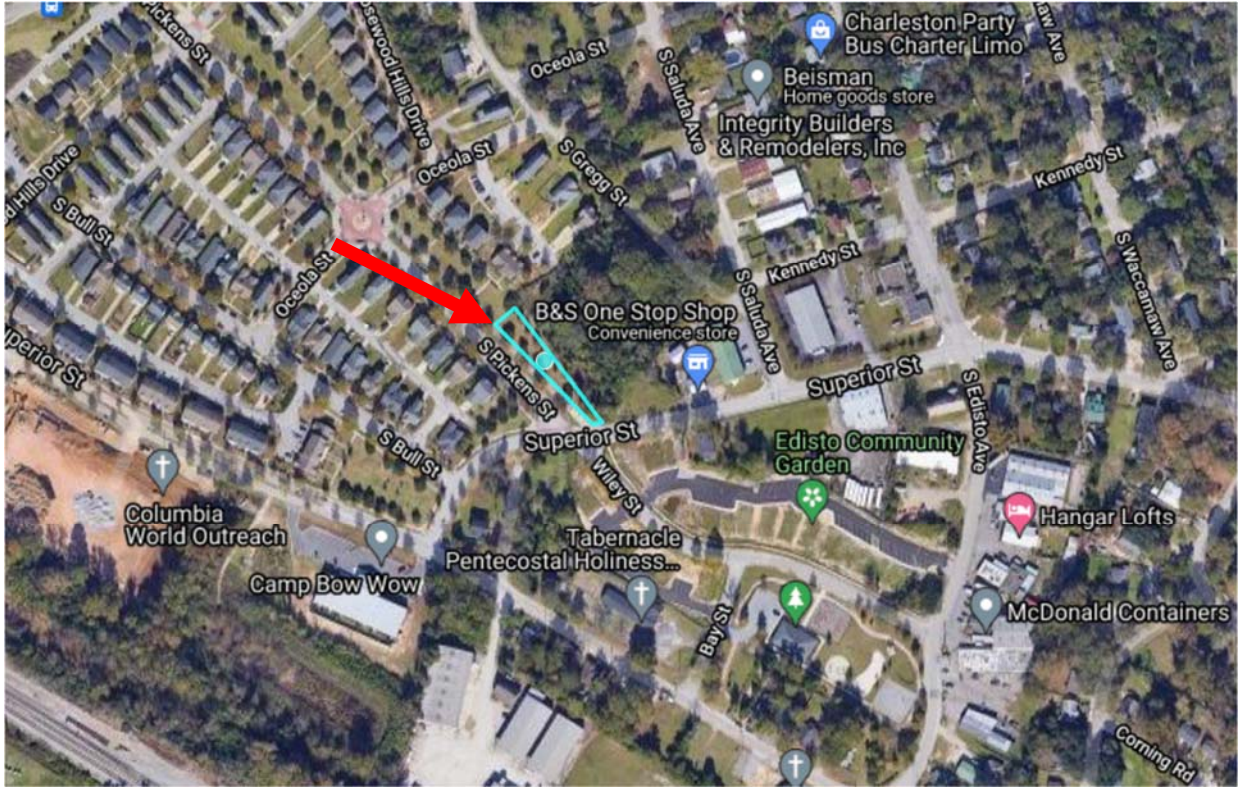
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www.delorme.com



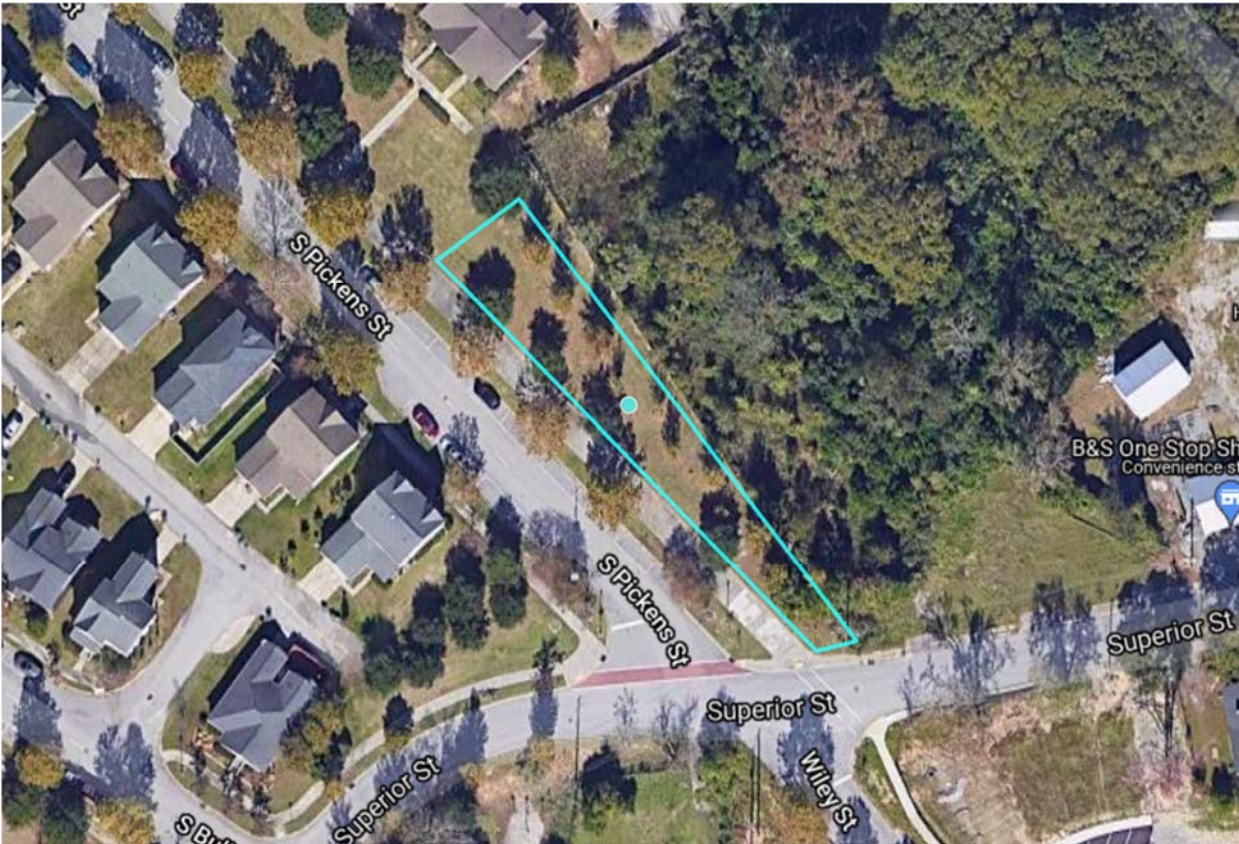
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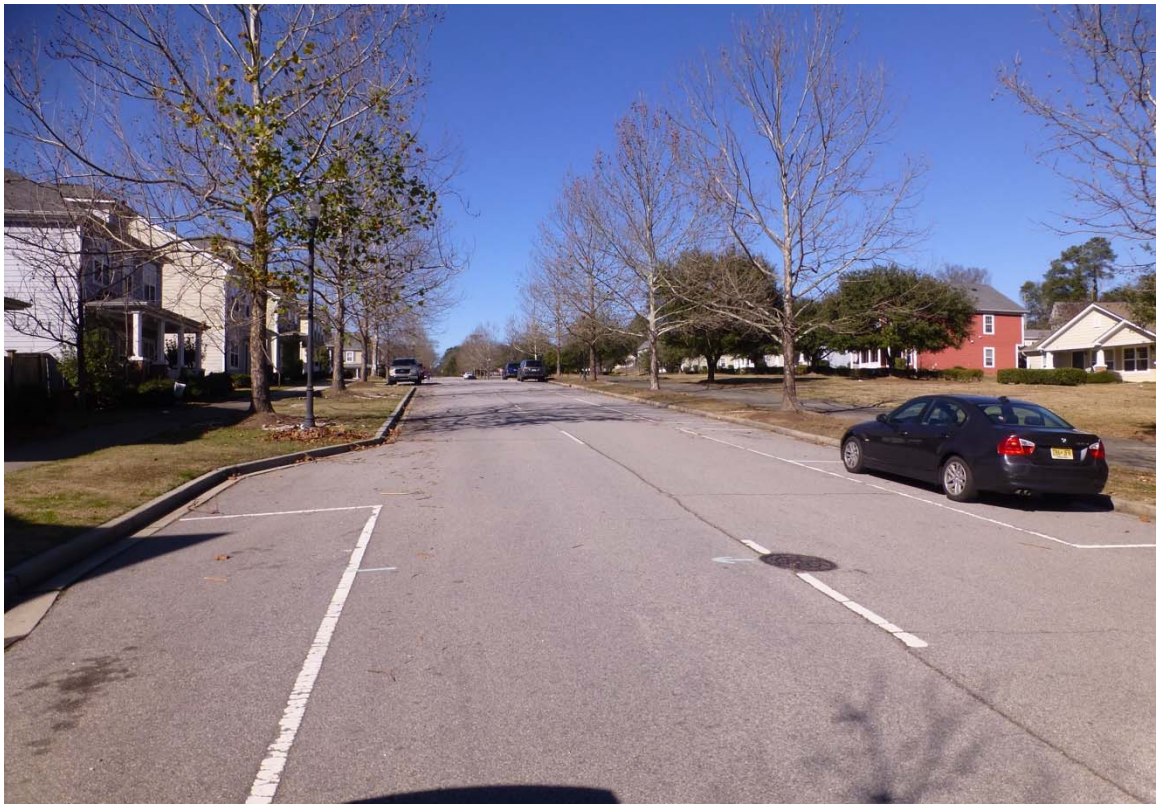
Aerial View of Subject Neighborhood



Aerial Tax Map View



Street View, Looking S; Subject at Left



Street View, Looking N; Subject at Right



Front View of Property



View of Townhomes Across Street



Site Frontage



Interior View



Interior View



Interior View



Interior View



Interior View



View of Townhomes Across Street; S Side of Property



Street View; Looking E on Superior Street; Subject at Left

ADDENDA

PROPERTY CARD

Assessor Data View

The information provided on this page reflects data as of December 31, 2021 and should be used for reference only. For official assessment information, please contact the Richland County Assessor's Office.

Information presented on the Assessor's Database is collected, organized and provided for the convenience of the user and is intended solely for informational purposes. **ANY USER THEREOF OR RELIANCE THEREON IS AT THE SOLE DISCRETION, RISK AND RESPONSIBILITY OF THE USER.** While every attempt is made to provide information that is accurate at the date of publication, portions of such information may be incorrect or not current. **RICHLAND COUNTY HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ITS ACCURACY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE.** All official records of the County and the countywide elected officials are on file in their respective offices and may be viewed by the public at those offices.

Owner Information

Tax Map Number:

Owner:

Address 1:

Address 2:

Address 3:

City/State/Zip:

Property Location/Code:

Tax Information

Year:

Property Tax Relief:

Local Option Sales Tax Credit:

Tax Amount:

Paid:

Homestead:

Assessed:

Assessment Information

Year Of Assessment: Legal Residence:

Tax District: Sewer Connection:

Acreage Of Parcel: Water Connection:

Non-Agriculture Value: Agriculture Value:

Building Value: Improvements:

Taxable Value:

Zoning:

Property Information

Legal Description:

Land Type:

Transaction History

Current Owner Name	Transaction Date	V/I	Book/Page	Transaction Price	Qual Code
HOUSING AUTHORITY OF THE CITY	03/28/1951		D0071/ 51	**SEE DEED	
HOUSING AUTHORITY OF THE CITY	01/21/1951		D0067/ 224	**SEE DEED	
HOUSING AUTHORITY OF THE CITY	01/20/1951		D0067/ 220	**SEE DEED	

** Where transaction price states ****SEE DEED** a copy of the deed may be obtained from the

APPRAISER'S QUALIFICATIONS

APPRAISER'S QUALIFICATIONS

Joseph J.T. Carter, II
Carter Commercial Appraisal Group, Inc.
1620 Lady Street, Suite A
Columbia, South Carolina 29201
SC Certification #CG646
NC Certification #A4640

EXPERIENCE:

Studied condemnation and appraisal techniques while at USC Law School in 1981. Began appraising real estate on a full time basis in 1982. Actively participate in continuing education through the Appraisal Institute and local instruction.

TYPES OF PROPERTY:

Appraisals have been made in the following types of real estate:

Residential: single and multi-family dwellings, condominiums, vacant land, PUDs, subdivisions, apartment complexes.

Commercial: office buildings, shopping centers, restaurants, retail stores, hotels, commercial sites.

Industrial: warehouses, industrial buildings, manufacturing plants, distribution facilities, industrial sites.

Special Purpose: convenience stores, car washes, rural acreage.

EDUCATION:

B.S. in Business Administration
College of Charleston
Charleston, South Carolina

University of South Carolina School of Law:
Real Property Law I
Real Property Law II

South Carolina Real Estate Commission:
Real Estate I
Real Estate II

Appraisal Institute:

Course 101 - Introduction to Appraising Real Property - 1984
Course 1A-1 - Real Estate Appraisal Principles - 1985
Course 8-2 - Residential Valuation 1985
Course 8-3 - Standards of Professional Practice - 1986
Course 1B-A - Capitalization Theory & Techniques, Part A - 1987
Course 1B-B - Capitalization Theory & Techniques, Part B - 1988
Course 202 - Applied Income Property Valuation - 1991
Course SPP A & B - Standards of Professional Practice – 1992
Course SPP C – Standards of Professional Practice - 2002

Seminars Attended:

Appraisal of Detrimental Conditions - 2000
Appraisal of Conservation Easements - 2000
Eminent Domain and Condemnation Appraising – 2001
Analyzing Distressed Real Estate – 2002
Supporting Capitalization Rates - 2003
Analyzing Commercial Leases - 2003
USPAP Update – 2005
Small Hotel/Motel Analysis – 2006
Real Estate Finance & Statistics – 2008
Business Practices & Ethics - 2019
USPAP Update - 2021

EMPLOYMENT:

1982- The Urso Company, Incorporated
1989 712 Calhoun Street, Suite C
Columbia, South Carolina 29201

1989- Owner-Appraiser
Present Carter & Associates
Carter Commercial Appraisal Group, Inc.
1620-A Lady Street
Columbia, South Carolina 29201

LICENSES:

South Carolina Certified General Real Estate Appraiser #CG 646
North Carolina Certified General Real Estate Appraiser # A4640

AFFILIATIONS:

Practicing Affiliate of Appraisal Institute

State of South Carolina BCD 1324583
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

JOSEPH J CARTER II

Is hereby entitled in practice as a:
Certified General Appraiser

License Number: 646

Expiration Date: 06/30/2021
OFFICE COPY

Laura S. Smith
Administrator

State of South Carolina BCD 1373035
Department of Labor, Licensing and Regulation
Real Estate Appraisers Board

WILLIAM L SPACEK

Is hereby entitled in practice as a:
Certified General Appraiser

License Number: 6086

Expiration Date: 06/30/2022
OFFICE COPY

Laura S. Smith
Administrator