

Kelleher Certified Appraisal Services

Real Estate Valuations and Market Studies



Maureen M. Kelleher-Flo, MAI, Owner of Kelleher Certified Appraisal Services

Maureen has 35 years of real estate appraisal and finance experience. For the past 30 years she has worked with banks, financial institutions, corporations, attorneys, non-profits and government agencies throughout the State of Illinois providing appraisal services. Maureen started Kelleher Certified Appraisal Services in 1993.

Appraisal services are used in various business transactions, including: acquisitions, dispositions, consultations, developments, financing, financial workouts, foreclosures, litigations, market analysis, mortgage lending, site location analysis, estates, etc. Her appraisal services include: appraisals, appraisal reviews, consultations, and market studies.

As owner of Kelleher Certified Appraisal Services, Maureen has developed her appraisal expertise through experience and continuing education. Maureen is proficient in the valuation and review of the following types of real estate:

Industrial – Light industrial; heavy industrial; manufacturing plants; multi-tenant industrial and single tenant industrial; distribution facilities; warehouse/storage facilities; transit warehouses; truck terminals; mini-warehouse/storage facilities; automotive repair buildings; automotive dealerships; automotive service centers with multiple businesses; mini-lube facilities; and service garages.

Retail – Neighborhood centers; discount/big box retail stores; single occupant retail buildings; restaurants-fast food, fine dining, banquet halls and bars; grocery stores; oil change buildings; and tourist/specialty retail buildings.

Multi-family – Apartments ranging in size from 6 units to 400 units, with recreational facilities and various other amenities, including: mid-rise and garden apartment projects.

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Land – Raw land acreage for various uses: residential-single family and multi-family developments; commercial/retail land developments; office land developments; industrial land developments; farm land; equestrian land; river frontage land; ground leases; and mixed uses.

Office – Single tenant and multi-tenant office buildings, ranging in size from 2,000 sq.ft. to 300,000 sq.ft. (Class A, B and C); professional, medical/dental office buildings, single story and multi-story mid-rise buildings.

Special Use – Churches/houses of worship; schools; dorm facilities; lumber yards; and greenhouses/nurseries.

Maureen is a member of the Appraisal Institute, a national appraisal organization. Maureen received the MAI designation in 1993. The MAI designation is a trade designation earned after the completion of a series of education courses in real estate appraising, the completion and acceptance of a demonstration appraisal report, and after the completion and passing of the comprehensive exam.

Maureen continues to complete real estate appraisal and finance education courses, through the Appraisal Institute and other accredited appraisal or business associations. The Appraisal Institute is internationally recognized as a leader in Real Estate Appraisal Education and Publications. The Appraisal Institute is headquartered in Chicago, Illinois. Maureen served three years on the Continuing Education National Committee, two years as an alternate region representative for the Chicago Chapter, and on the regional nominating committee. Maureen also served several times as a member of a Grievance committee for the Appraisal Institute. Maureen volunteers as an Advisor to Candidates for designation in the Appraisal Institute. Maureen is a member of the Lake County, IL Board of Review-Alternate Member.

Recent Continuing Education and other professional classes completed include: Illinois Department of Revenue Board of Review Exam and Office of the Attorney General State of Illinois-OMA 2020 Training-Open Meetings Act. (8/2020); 2020-2021 7 Hr. Equivalent USPAP Update Course (7/2020); The Valuation of High Performance “Green” Properties (October, 2019); ICAP Seminar: 2019; Business Practices and Ethics (8/9/18); ICAP Seminar: 2018; 7 Hour USPAP (4/27/18); Appraisal of Industrial Incubators Seminar (8/2017); Appraising Convenience Stores Seminar (8/2017); 2017 Illinois Update Seminar (5/2017); 2016-2017 7 Hour National USPAP Update Course (3/2016); Evaluating Commercial Construction (6/2015)

Maureen earned a Bachelor of Science degree in Business Administration and Urban Studies, with a finance emphasis, from Elmhurst College, Elmhurst, Illinois. She is a State Certified General Real Estate Appraiser through the State of Illinois (License# [REDACTED]). She is an affiliate member of the Mainstreet Organization of Realtors (MORE) and served six years on the Commercial Investment Committee. She was an associate member of the Illinois Bankers Association for six years and was a member of the Elmhurst Chamber of Commerce for ten years. Maureen is an active member of her parish, Ascension of Our Lord Church, Oakbrook Terrace, IL. Maureen received a Certificate of completion for a four year course in Advanced Biblical Studies, Biblical Institute of the Diocese of Joliet, IL.