

QUALIFICATIONS OF ANDREW J. RICHTER, MAI

Andrew J. Richter, MAI is President and sole owner of Second City Appraisal, LLC. Prior to 2017 he was Director of Commercial Valuation for Real Valuation Services (which later became Valucentric), after serving for five years as Vice President of Howard B. Richter and Associates, Inc. He has been engaged full time in the appraisal of commercial real estate since 2002, personally preparing at least 80 income producing properties annually, in addition to numerous residential and unimproved properties. He has completed appraisals throughout the six-county Chicago market area, as well as in Indiana and Wisconsin.

Designations Held

Member of the Appraisal Institute, MAI Designation conferred November 2014
Illinois Certified General Real Estate Appraiser - License #553.001885
Indiana Certified General Real Estate Appraiser – License #CG41500041
Wisconsin Certified General Real Estate Appraiser – voluntarily withdrawn, 2019

General Education

BA - Washington University in St. Louis, 2002

Appraisal Institute Courses and Seminars Completed (partial list)

Advanced Market Analysis and Highest & Best Use	Business Practices and Ethics
Advanced Income Capitalization	Report Writing and Valuation Analysis
Advanced Concepts & Case Studies	7-Hour National USPAP Update Course (each two years)
Collateral Underwriting and the Future of Appraising	Forecasting Revenue
Appraising Convenience Stores	Analyzing Operating Expenses
Appraising Automobile Dealerships	Cool Tools - Technology for Real Estate Appraisers
Understanding and Appraising Residential REO's	Understanding Uniform Standards of Land Acquisition
Eminent Domain and Condemnation	Real Estate Appraisal Issues in Family Law

Memberships

Designated Member of the Appraisal Institute (MAI), 2014 to date
Member, Board of Directors of the Chicago Chapter of the Appraisal Institute, current
Member, Finance Committee of the Chicago Chapter of the Appraisal Institute, current
Region Representative - Chicago Chapter of the Appraisal Institute 2019
Candidate Guidance Committee Member - Chicago Chapter of the Appraisal Institute 2019
Education Committee Member - Chicago Chapter of the Appraisal Institute 2016 & 2017
Alternate Region Representative for the Chicago Chapter of the Appraisal Institute 2016
President of Illinois Association of Certified Real Estate Appraisers (IACREA), 2015, 2017
Member of Illinois Coalition of Appraisal Professionals (ICAP), 2010 to date

Pending

Mr. Richter is a candidate (unopposed) on the April 6, 2021 election ballot for West Deerfield Township Assessor. He will take office on January 1, 2022.

Mr. Richter anticipates completing the requirements for the Certified Illinois Assessing Officer (CIAO) designation prior to taking office in January 2022, although it is not required for his holding that office.

Types of properties appraised include:**Residential**

Single family homes	Individual condominium units
Two to four units	Apartment buildings and complexes
Apartments with stores/offices	Condominium developments
Subdivision analysis	Nursing homes
Congregate/Independent living facilities	Assisted living facilities

Industrial

Cold storage facilities	Light and heavy manufacturing
Crane industrial buildings	Multi-tenant incubator buildings
Flex Buildings	Research & development
Food processing plants	Warehouse facilities

Commercial

Banks and financial institutions	Regional shopping centers
Commercial and professional offices	Free-standing retail stores
Community shopping centers	Strip-type shopping centers
Grocery and discount stores	

Special Purpose

Automobile sales & service	Funeral homes
Bowling alleys	Hotels & motels
Golf courses	Restaurants
Churches & Religious Facilities	Service stations

Vacant Land

Urban/Suburban lots and acreage	Subdivision analysis
Planned commercial/industrial parks	Mixed-Use PUDs
	Street vacations