



Qualifications

Jeffrey T. Miller, MAI, AI-GRS, CCIM, ASA
Senior Managing Director / Partner
Valbridge Property Advisors | Atlanta

Independent Valuations for a Variable World

State Certifications

Certified General:
State of Georgia
State of Florida
State of Tennessee
State of South Carolina
State of Alabama

Education

Bachelor of Commerce and
Business Administration with
major in Real Estate,
University of Alabama,
Tuscaloosa AL, 1991

Contact Details

404-354-2331 (p)
404-745-0511 (f)
jmiller@valbridge.com

Valbridge Property Advisors
Atlanta | Atlanta
2675 Paces Ferry Road
Suite 145
Atlanta, Georgia 30339

www.valbridge.com

Memberships

Member: Appraisal Institute - MAI Designation – since 1998
Litigation Certificate – since 2009
AI-GRS Commercial Review Designation -since 2015

Atlanta Chapter Board Member – 2020, 2009 to 2015
President 2012, Vice President 2011, Secretary 2010
Treasurer 2009, Public Relations Chair 2007 – 2008
Region IX Regional Representative 2011, 2012

Member: American Society of Appraisers - ASA - since 2014
Member: Certified Commercial Inv Member – CCIM – since 2006
Member: Atlanta Commercial Board of Realtors
Managing Broker; Sperry Commercial -Red Sky Realty

Estate Planning Council of North Georgia
Real Estate Investment Advisory Council

Experience

Valbridge Property Advisors | Atlanta
Partner / Senior Managing Director (Merger 2013 to Current)
Commercial Real Estate – Appraising and Consulting
Serving the Atlanta MSA, North Georgia and the Southeast Region.

Sperry Commercial | Red Sky Realty, Atlanta, GA
Managing Broker (2019 to Current)
\$9.74MM of retail and office sales in Spring 2020.
Serving brokerage needs of select clients.

Miller Real Estate Advisors, L.L.C.
President (2009 to February 2013)

Hilco Real Estate Appraisal, L.L.C., Alpharetta, GA
Vice President (2007 to 2009)

Dexia Real Estate Capital (formerly Artesia Mortgage), Alpharetta, GA
Director (April 2007 to November 2007)
Originate commercial real estate mortgages for CMBS investments.

New York Life Investment Management, L.L.C., Atlanta, GA
Senior Investment Analyst / Southeast Regional Appraiser (April 2005 to March 2007)
Underwriting and valuation of new production, and monitoring debt and equity investments in the Southeast regional portfolio.

GE Business Asset Funding
Vice President / Account Executive - Alpharetta, GA (April 2002 to January 2005)
Originate single-tenant and owner-occupied commercial real estate mortgages, sale-leaseback opportunities, and construction loans

GE Asset Management, Real Estate Investments
Alternative Assets Originator, Seattle, WA (July 2001 to March 2002)
Underwriter - Southeast Region, Kennesaw, GA (May 1999 - June 2001)
Produce investments in loan pools, large loan participations, and REITS. Analyze CMBS investments, Private Placement investments, and Credit Tenant Leases for real estate related risk.

Bernes & Company, Atlanta, GA
Commercial real estate appraiser (November 1995 to April 1999)

Michael Green & Associates, Johnson City, TN
Commercial real estate appraiser (September 1994 - October 1995)

Howard Porter & Associates, Montgomery, AL and Auburn, AL
Commercial real estate appraiser (July 1991 - August 1994)

Appraisal Institute & Related Courses

Continuing education courses taken through the Appraisal Institute and other real estate organizations averaging 20 hours annually.

Publications

Author of Appraisal Institute's "*Analyzing Credit Tenant Risk and Commercial Lease Analysis*", 7 Hour Seminar released in 2010

Contributing writer to Appraisal Institute's "*Analyzing Distressed Real Estate*" 7 Hour Seminar released in 2009

Teaching

AQB Certified USPAP Instructor -The Appraisal Foundation's (TAF) Appraisers Qualification Board (AQB) Certification to be an Instructor for Uniform Standards for Professional Appraisal Practice (USPAP)

Instructor for "7 Hour Update Uniform Standards for Professional Appraisal Practice (USPAP)":

- Atlanta - December 2014, December 2015, and January 2016, June 2017, January 2018, January 2020
- Columbia, SC - February 2016, December 2017, February 2018, May 2018, December 2019, February 2020
- Knoxville, TN - March 2020
- Callaway Gardens, GA - April 2016
- Savannah, GA - May 2016

Instructor for 15 Hour USPAP in Atlanta, GA in April 2016, March 2017, March 2018, and March 2019

Instructor for 7 Hour "Business Ethics and Practices":

- Atlanta, GA - June 2017
- Columbia, SC - May 2018 and May 2019

Instructor for Seminar "Evaluating Commercial Leases" - Atlanta, GA, March 2019

Instructor for 4 Hour Seminar "Regional & Local Verification Requirements for Yellow Book, USPAP, State Regulations & Various Clients", in Atlanta, GA in January 2018.

Instructor for "Spotlight on USPAP Appraisal Review" (2 Hours) and "Spotlight on Common Errors and Issues" (2 Hours) in Atlanta, GA, January 2017

Instructor for 7 Hour Seminar "Analyzing Credit Tenant Risk and Commercial Lease Analysis" for Appraisal Institute Chapters in 2011-2012:

- Atlanta, GA – January 2011 and November 2011
- Post Falls, ID – August 2011
- Las Angeles, CA – July 2011
- Phoenix, AZ – March 2011
- Asheville, NC – January 2011
- Columbus, OH – December 2010
- Las Vegas, NV – December 2010

Instructor for 3 Hour Seminar "Supporting Your Data: Verification of Comps and Market Data" in Atlanta, GA, August 2011

Overview

Jeff has qualified as an expert witness in numerous courts in the State of Georgia and Federal Bankruptcy Court. He has significant experience in litigation support for banks, property owners, and government entities such as the Department of Justice, the Federal Aviation Administration, Hartsfield Atlanta Airport, the Atlanta City Schools, and various Georgia counties.

Jeff has extensive experience in valuing a broad range of property types throughout the United States, and has managed valuation projects in North America, United Kingdom, Asia, and the Caribbean. Assignments have been completed for a variety of purposes including lending, estate planning, eminent domain, bankruptcy proceedings, litigation support, and acquisition/disposition.