

QUALIFICATIONS OF THE APPRAISER
EARL RANDLE (RAND) BOULDIN, JR., MAI, SRA, AI-GRS, CCIM

- FIRM:** Bouldin & Associates, a real estate appraisal and consulting firm
- DESIGNATIONS:** MAI, Appraisal Institute, Certificate No. 11,191 Awarded January 1997
SRA, Appraisal Institute, Awarded October 1991
AI-GRS, Appraisal Institute, Awarded October 2015
CCIM, CCIM Institute, Awarded November 2000
- LICENSES:** Tennessee State Certified General Real Estate Appraiser No. CG-645
Mississippi State Certified General Real Estate Appraiser No. GA-659
Arkansas State Certified General Real Estate Appraiser No. CG1440
- EDUCATION:** University of Tennessee
Bachelor of Science, 1982
Doctor of Jurisprudence, 1985
- EXPERIENCE:** More than 35 years as a full time real estate appraiser. Previous appraisal assignments have included office buildings, industrial properties, retail properties, subdivisions, restaurants, automobile sales and service facilities, truck terminals, motels, outdoor advertising signs, single family residential properties, apartments, religious facilities, condemnation appraisals, all types of land, and a wide variety of special use properties.

Appraisal Institute Courses Successfully Completed:

Real Estate Appraisal Principles
Basic Valuation Procedures
Standards of Professional Practice
Residential Valuation
Capitalization Theory & Techniques, Part A
Capitalization Theory & Techniques, Part B
Case Studies in Real Estate Valuation
Report Writing and Valuation Analysis
Review Theory - General

Completed CCIM Coursework:

Financial Analysis for Commercial Investment Real Estate
Market Analysis for Commercial Investment Real Estate
User Decision Analysis for Commercial Investment Real Estate
Investment Analysis for Commercial Investment Real Estate
Course Concept Review

Professional Seminars Attended:

Uniform Appraisal Standards for Federal Land Acquisitions
Eminent Domain and Condemnation
Marketability Studies: Advanced Considerations and Applications
Fundamentals of Separating Real Property Assets
Appraising Distressed Commercial Real Estate
USPAP Update
Evaluating Commercial Construction
Forecasting Revenue
Valuing Green Buildings
Subdivision Analysis
Real Estate Investment and Development
Appraising Convenience Stores
Zoning and Land Use
Contract Plans Reading
Land Use Planning and Eminent Domain
Lease Abstracting and Analysis

Professional Organizations:

Tennessee Chapter of the Appraisal Institute
Memphis Branch Chapter Chair (2021 and 2022)
Former Tennessee-Memphis Chapter of the Appraisal Institute
Offices held include Education Chairman, Admissions Chairman, Secretary
Treasurer, Vice President, and President (1999 and 2011).
Member of the Appraisal Institute's Young Advisory Council, 1998
Memphis Area Association of Realtors
Member of the CCIM Institute
Memphis Bar Association
MAAR Commercial Council

Court Testimony:

Qualified as an expert witness in Bankruptcy Court, Probate Court, Circuit Court, and Federal Courts

PARTIAL LIST OF CLIENTS:**Financial Institutions**

Apex Bank
Bank3
Bank of America
Bank of Bartlett
Bank of Fayette County
BankPlus Bank
BankTennessee
Brighton Bank
Cadence Bank
California Bank and Trust
Comerica Bank
Commercial Bank & Trust
Community Bank
Desoto County Bank
Encore Bank
Evangelical Christian Credit Union
Evolve Bank and Trust
Farm Credit Services
Farmers and Merchants Bank
Fifth Third Bank
Financial Federal Savings Bank
First Citizens National Bank
First Security Bank
First South Bank
First Horizon
Independent Bank
InSouth Bank
Landmark Community Bank
Liberty Bank
Merchants and Farmers Bank
Metropolitan Bank
Orion Federal Credit Union
Paragon National Bank
Patriot Bank
Pinnacle Bank
Planters Bank
Regions Bank
Renasant Bank
Simmons Bank
Southern Pacific Bank
SunTrust Bank
Synovus Bank
TD Bank, N.A.
Trustmark National Bank
U.S. Bank
Wells Fargo Bank
West Tennessee Bank

Other Institutions

Allstate Insurance Company
Allworld Project Management
Baker Donelson Bearman Caldwell & Berkowitz
Baptist Memorial Hospital
BNSF Railway
Bourland, Heflin, Alvarez, Minor & Matt
Burch, Porter, & Johnson
Butler, Sevier, Hinsley & Reid, PLLC
Elliott and Company
Elvis Presley Enterprises
Evans Petree PC
Glankler Brown, PLLC
Harris Shelton Hanover Walsh
Hopeworks, Inc.
Martin, Tate, Morrow & Marston, P.C.
Methodist Hospital
Spragins, Barnett & Cobb, PLLC
Walmart
Wyatt, Tarrant, and Combs

Government Agencies

Christian Brothers University
City of Bartlett
City of Gallaway
City of Germantown
City of Lakeland
City of Memphis
City of Millington
Federal Deposit Insurance Corporation
Lakeland School System
Memphis Housing Authority
Memphis Light, Gas, & Water
Memphis – Shelby County Airport Authority
Memphis – Shelby County Schools
Shelby County
Southwest Tennessee Community College
Tennessee Department of General Services
Tennessee Department of Transportation
Tennessee Valley Authority
Town of Arlington
Town of Atoka
Town of Collierville
University of Memphis
University of Tennessee
U.S. Department of the Navy
U.S. Department of Justice
U.S. Federal Marshall
U.S. Small Business Administration

In addition to the above clients, appraisals are completed for a variety of other institutions, individuals, corporations, and attorneys. Assignments are typically for mortgage loan purposes, portfolio management, litigation support, estate purposes, or buy/sell decisions.