



The Murphy Appraisal Group, Inc.
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 URL: www.murphyappraisalgroup.com

William R. Murphy, MAI SRA CCIM
State Certified General Real Estate Appraiser
Qualifications of Appraiser

Professional Memberships

Member of the Appraisal Institute (MAI) Certificate #6129 - 1980 (Continuing Education Completed Through Dec. 31, 2012)
 Member of Houston Chapter - Appraisal Institute #33
 Senior Real Property Appraiser (SRPA), Society of Real Estate Appraisers - 1978
 Senior Residential Appraiser (SRA), Society of Real Estate Appraisers - 1977
 Admissions Committee - Society of Real Estate Appraisers-1980, Appraisal Institute 1987
 CCIM - Commercial - Investment Real Estate Council - 1992
 Realtor Membership, Houston Association of Realtors - HAR
 Licensed Real Estate Broker, State of Texas since 1975
 State Certified General Real Estate Appraiser since 1990, TX 1320435 – G (Licensed thru 4/30/11)

Real Estate Experience

Mr. Murphy has been engaged exclusively in the valuation of real property throughout the South Central United States since 1974. Cushman & Wakefield, a national real estate firm acquired William R. Murphy & Associates in 1981. Mr. Murphy was a Vice President and Regional Appraisal Manager for this firm. On January 1, 1986, Mr. Murphy formed the partnership of the appraisal firm of Murphy, Kirby & Associates. In June 1990, Mr. Murphy formed the current appraisal firm known as The Murphy Appraisal Group, Inc. In July 1995, Mr. Murphy merged the Murphy Appraisal Group into Realty Information Services (a subsidiary of Houston Savings Bank). He served as President of the Appraisal Division of Realty Information Services until March 1997. Currently Mr. Murphy is President of The Murphy Appraisal Group, Inc.

Has appraisal experience in numerous types of real estate including apartments, office buildings, subdivisions, time-share, marinas, mobile home parks, vacant land, nursing homes, warehouses, restaurants, mini-storage facilities, hotels, motels medical offices, clinics, multi-family residential, townhouses, condominiums, condominium conversions, and single-family residences. He has given testimony as expert witness in real property valuations in various State and Federal District Courts.

Mr. Murphy has prepared appraisal reports for real estate development firms, banks, mortgage companies, conduit lenders, savings and loan associations, federal agencies, insurance companies, corporation, pension funds, estates, attorneys, realtors and individuals.

Education

University of Texas, Austin, Texas - BBA – Finance & Accounting, 1970

Professional Education

<u>Course Title</u>	<u>Provider</u>	<u>Completed</u>	<u>Hours</u>
Land and Site Valuation	McKissock	3/2011	7
Mortgage Fraud – Protect Yourself	McKissock	3/2011	7
Online Business Practices and Ethics	Appraisal Institute	10/2010	5
Online Subdivision Valuation	Appraisal Institute	3/2009	7
Mortgage Fraud	Champions School of Real Estate	3/2009	7
The Real Implications of the HVCC on Appraisers and Lenders	Appraisal Institute	1/2009	1
Income Property Analysis	Meyers School of Real Estate	4/2008	7
Standards of Professional Practice (SPP-400) USPAP update	Appraisal Institute	3/2008	7
USPAP – Common Errors and Issues	Appraisal Institute	2/2008	7
Quality Assurance in Residential Appraisals	Appraisal Institute	2/2008	2
USPAP (15 hours + Test)	Champions School of Real Estate	1/2006	16
Manufactured Homes	Appraisal Institute	5/2005	7
Standards of Professional Practice (SPP-400) USPAP update	Appraisal Institute	4/2005	7
FHA & The Appraisal Process	Appraisal Institute	3/2005	7
Developing & Growing an Appraisal Practice	McKissock	3/2005	10
Standards of Professional Practice (SPP-420)	Appraisal Institute	12/2004	8
Standards of Professional Practice (SPP-400) USPAP update	Appraisal Institute	3/2003	8
Standards of Professional Practice (SPP-410)	Appraisal Institute	3/2003	15
Standards of Professional Practice (SPP-C)	Appraisal Institute	12/2002	16
Internet Strategies for Appraisers	Appraisal Institute	12/2002	7
Case Studies for Appraisers	Appraisal Institute	2/2001	10
Sales Comparison Workshop	Appraisal Institute	2/2001	10
USPAP	Appraisal Institute	2/2001	8
Attacking & Defending an Appraisal in Litigation	Appraisal Institute	4/1999	15
Emerging Markets	Fannie Mae	3/1999	7
Basic Income Modeling Using Spreadsheets	Houston Chapter of the AI	4/1998	7
Standards of Professional Practice (SPP-C)	Houston Chapter of the AI	12/1997	15
Standards of Professional Practice (SPP-A)	Houston Chapter of the AI	12/1996	15

GRI Courses 1 & 3	Houston Association of Realtors	10/1996	30
TAR Education Program 96	Texas Association of Realtors	5/1996	30
Acquisition & Ownership of Investments	Nat. Counsel of R.E. Investments	12/1995	4
Marketing Methods	CCIM	9/1995	15
Fair Lending and the Appraiser	Appraisal Institute	9/1995	7
Valuation, Income	Appraisal Institute	4/1995	4
Real Estate Financing, The SBA Way	R.E. Career Development Inst.	4/1995	3
Law, Overview of Regulation	Appraisal Institute	11/1994	3
Houston RE Forecast Competition	CCIM – Gulf Coast Chapter	2/1994	3
MCE	Texas Real Estate Commission	10/1993	15
Courses Concept Review	CCIM	1/1992	24
CI-105 Case Study in Commercial RE	CCIM	9/1991	37
Standards of Professional Practice (SPP)	Appraisal Institute	3/1991	15
Strategy Planning for Real Estate	CCIM	2/1991	22

Appraisal Institute Seminars

<u>Seminar</u>	<u>Hours</u>	<u>Date</u>
RE Evaluations & The Appraisal Industry	4	4/1995
Understanding Limited Appraisals	7	7/1994
Changes in RE Lending & Requirements	2	1/1994
Rates, Ratios & Reason	7	7/1992
Rate Extraction	7	7/1991
Cash Equivalency	7	1990

Committees

Admission Committee, Houston Chapter Appraisal Institute – 1987
Admission Committee, Society of Real Estate Appraisers – 1980

Commercial Appraisal References

Rob C. Wilson III

Kinghorn Driver
1300 Post Oak Blvd., #1200
Houston, TX 77056
713-871-5805

Robert Benter

President
Prosperity Bank
3040 Post Oak Blvd, Ste. 150
Houston, TX 77056
713-993-0002

Walter Beard

Market President
Icon Bank
777 Post Oak, Ste. 150
Houston, TX 77056
281-517-2424

Bill Sellers

Senior Vice President
Prosperity Bank
2310 Yale
Houston, TX 77008
713-861-1125

Craig Bunk

First Vice President
International Bank of Commerce
5615 Kirby, #F1
Houston, TX 77005
713-526-1211

Bill Holmes

Vice President
Patriot Bank
7500 San Felipe, Ste. 125
Houston, TX 77063
713-400-7158

Gary Olander

Whitney Bank
4265 San Felipe, Ste. 100
Houston, TX 77027

Bill Conway

Capital Appraisal Management Services
6761 SW 3rd Street
Pompano Beach, Florida
954-973-4647

Harry D. (Buddy) Hopson

Kinghorn Driver
1300 Post Oak Blvd., #1200
Houston, TX 77056
713-871-5806

Chris Delaup

President
Prosperity Bank
4295 San Felipe
Houston, TX 77027
713-693-9311

Karen Smith

Senior Vice President
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23101 Cinco Ranch Blvd.
Katy, TX 77494
281-517-2423

Don Harding

President
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2310 Yale
Houston, TX 77008
713-861-1125

Jeff Samples

Executive Vice President
International Bank of Commerce
5615 Kirby, #F1
Houston, TX 77005
713-526-1211

Dan Platt

Executive Vice President
Patriot Bank
7500 San Felipe, Ste. 125
Houston, TX 77063
713-400-7154

Robert B. Barnes

International Bank of Commerce
816 Congress Ave, Ste. 100
Austin, TX 78001

Jim Richards

Live Oak Capital
2200 West Loop S
Houston, TX 77027
713-993-1300

Partial Client List

Lending Institutions

American Bank
Bank One of Texas
Bank of America
BHF, Bank NY
Charter Bank
Citizens National Bank
Coastal Banc Savings
Comerica Bank
Commonwealth United Bank
Compass Bank
Cullen/Frost Bankers, Inc.
Enterprise Bank
Excel National Bank
FDIC
First Bank of Texas
First Northwestern Bank
Frost National Bank
Great Southwest Bank
Green Bank
Guaranty Federal Bank
Harrisburg
International Bank of Commerce
Klein Bank
Langham Creek Bank
Nations Bank of Texas
Navigation Bank
Patriot Bank
Post Oak Bank
Prime Bank of Texas
Prosperity Bank
Riverway Bank
State Bank of Texas
Sterling Bank
Texas Capital Bank
Texas Commerce Bank
Texas Community Bank
US National Bank
University State Bank
West University Bank

Real Estate Developers

Amvest
Arete Real Estate & Development
Criterion Development
Dane Isenmann Builders, Inc.
DeGeorge Real Estate Services
Diversified Specialists, Inc.
Ganlin Group
Grandstone Development Group
Hart Properties
Mafrige Corporation
SCC Development, LTD
Schiller Properties

Shelby Estus Realty Group, Inc.
Tarrantino Management Company
The Ainbinder Company
The Sealy Companies
TR Enterprises
Warehouse Associates
Weiss Realty Group

Life Insurance Companies

Allstate Life Insurance Company
American Capital Insurance Corporation
Bankers Life of Nebraska
Confederation Life
Delta Life Insurance Company
Farmers Insurance Company
Fidelity Mutual Life Insurance
Ohio State Life Insurance Company
State Farm Life Insurance Company

Large Corporations

Amaco
Associates of North America
Gulf Oil Company
Shell Oil Company
Ford Motor Credit
Harbour Financial
Hanover Capital Mortgage Corporation
Holiday, Fenoglio, Dockery & Gibson
Hudson Interests
INB Financial Group
Independence Funding Corporation
LJ Melody Inc.
Marshall McElroy & Associates
Mellon Mortgage
Merrill Lynch Mortgage Capital Inc.
Mitchell Mortgage
Momentum Commercial Mortgage
P.W. Funding
Pioneer Investments
Post Oak Partners
Texas Investments
The Money Store, Commercial Lending
The Robert C. Wilson Company
Unicorp Asset Management
United Capital Investments
Washington Capital
Washington Mortgage Financial Group

Law Firms

Abraham, Watkins, Nichols & Ballard
Andres and Kurth
Baker & Botts
Baker, Brown, Sharman & Parker
Bertin, Hufnagel, Headley & Zeltner
James Patrick Smith