

Company Information

Redwood Appraisal was founded in 2012 as a real estate appraisal firm specializing in virtually all property types, including commercial, office, retail, multi-family residential, research & development, industrial, and new construction.

Professional Experience

From 2002 to 2012, Mr. Hill performed appraisal assignments for Fabbro, Moore & Associates, a real estate appraisal and consulting firm. The firm and its predecessor companies have been active in the San Francisco Bay Area since 1956.

Education

In 1996, Mr. Hill graduated with a Bachelor of Science degree in Agribusiness Marketing from California Polytechnic State University (Cal Poly), San Luis Obispo, California. In 2001, he graduated with an MBA in Finance from the University of San Francisco, San Francisco, California.

Mr. Hill has taken education courses or seminars, covering an extensive variety of topics. The subjects covered in those courses and seminars include but are not limited to real estate valuation principles, appraisal procedures, real estate finance, market analysis, highest and best use analysis, capitalization theory and techniques, case studies in real estate valuation, and standards of professional practice.

Professional Affiliations

Mr. Hill has been awarded the Certified-General Appraiser designation by the State of California (Certificate #AG038129). Certified-General is the highest level of certification available from the state. He also holds a Department of Real Estate Broker License from the State of California (Identification #01354890).

Property Types Appraised

Condominium conversions	Planned unit developments
Subdivisions	Vacant land
Apartment buildings	Mixed-use residential/commercial
Warehouses	Office buildings
Auto repair facilities	Industrial buildings
Commercial condominiums	Surgery centers
New construction	Research & development facilities
Shopping centers	Professional office buildings
Restaurants	Commercial retail properties
Medical office buildings	Age-restricted housing

Assignment Purposes

Purchase

Lending

Subdivision analysis

Estate

Leasehold interest

Proposed construction

Partial interest valuation

Rental survey analysis

Geographical Counties of Expertise

San Francisco

Santa Cruz

Santa Clara

Napa

Contra Costa

Sonoma

San Mateo

Marin

Alameda

Solano

Financial Institutions

Chase Bank

Pan Pacific Bank

Heritage Bank

Liberty Bank

Bridge Bank

California Bank and Trust

Fremont Bank

Sterling Bank

Application Software

Argus (DCF Analysis)

Modern Value Software (DCF Analysis)

Alamode (Form Reports)

Dalorme (Mapping)

DaVinci (Sketching)

Microsoft Word (Narrative Reports)

Microsoft Excel (Spreadsheet Analysis)

Adobe Acrobat (Photographs and PDF Files)

Representative List of Properties Appraised

Offices/R&D

United Defense Campus
1205 & 1450 Coleman Ave., Santa Clara
295,750 SF campus of a major defense contractor

Former Esprit Data Processing Center
955 Indiana Street, San Francisco
18,685-square foot building

Industrial

Former Levitz Furniture Headquarters
2121 Laurelwood Avenue, Santa Clara
200,781-square foot showroom/warehouse

House of Bagels Factory and Warehouse
1676-1688 Gilbreth Road, Burlingame
18,000-square foot multi-tenant building

Air Cargo Handling Services
238-242 Lawrence Avenue, South San Francisco
80,525-square foot warehouse/office

Retail

Cartier, Union Square
231-233 Post Street, San Francisco
27,808-square foot retail/office property

Burlingame Plaza
1819-1841 El Camino Real, Burlingame
41,500-square foot retail pad anchored by
Lunardi Foods

Laurel Village, Presidio Heights
3527-3535 California Street, San Francisco
9,436-square foot retail pad anchored by
Pure Beauty

Moose's Restaurant, North Beach
1652 Stockton Street, San Francisco

Gap Kids
1380-1390 Burlingame Avenue, Burlingame

City Center Plaza
910-990 Main Street, Redwood City

Residential Apartments

The Viscount
745 South Bernardo Avenue, Sunnyvale
Four-story, 147-unit apartment building

The Diplomat
1050 Crestview Avenue, Mountain View
Four-story, 124-unit apartment building

Wilshire Arms
1380 El Camino Real, Millbrae
Three-story, 55-unit apartment building

2201 Pacific Avenue, San Francisco
Eight-story, 38-unit apartment building

1745 Van Ness Avenue, San Francisco
Eight-story, 50-unit apartment building

1000 Green Street, San Francisco
13-story, 62-unit apartment building

1310 Jones Street, San Francisco
12-story, 56-unit apartment building

Land/Proposed Construction

400 Portola Road, Portola Valley
Six-lot, senior housing development

1215 Delmas Avenue, San Jose
Proposed residential housing development consisting
of ten detached single-family homes

1275-1301 Indiana Street, San Francisco
Proposed 77-unit, mixed-use condominium project

766 Harrison Street, San Francisco
Proposed 98-unit, residential condominium project

1521 Sutter Street, San Francisco
Proposed 28-unit, residential condominium project

1400 Van Ness Avenue, San Francisco
Proposed project converting an underutilized
building into four commercial condominiums