
EUGENE PASYMOWSKI, MAI
STATEMENT OF PROFESSIONAL QUALIFICATIONS

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REAL ESTATE APPRAISAL & CONSULTING

RealStat[®], Inc.

Chester Springs, PA
Chief Executive Officer
www.realstat.com

1987 to Present

- Chief Executive Officer of this real estate appraisal and consulting firm that specializes in the valuation and analysis of residential, commercial, industrial, multifamily and special purpose properties. Assignments have included analyses for acquisition/disposition, market analysis, lease survey, economic feasibility, construction, renovation, restoration, permanent financing, insurance, eminent domain, financially distressed properties, and real estate tax assessment appeal.
- Consulting and appraisal assignments have included office buildings, historic properties, hotels, retail shopping centers, automobile dealerships, apartment buildings, residential developments, warehouses, manufacturing plants, light & heavy industrial plants, cogeneration (electric/steam) utility, college campus, research and development facilities, banks, pharmaceutical research and manufacturing plants.
- Testified as an expert witness in U.S. Bankruptcy Courts in Boston, Philadelphia, Trenton, and Boards of Tax Assessment in Connecticut, Massachusetts, New York and Pennsylvania.
- Conducted continuing education seminars on the application of econometrics to the valuation of real estate for the Appraisal Institute (approved by the State Boards of Real Estate Appraiser in PA, NJ, MD, VA, DE & DC), Assessors Association of Pennsylvania, and Greater Philadelphia Realty Board.
- Developed RealStat[®], an econometric multiple regression analysis computer software program based on Microsoft[®] Excel[®] for the sales comparison approach to real estate valuation. RealStat[®] has been successfully applied to the valuation of industrial, commercial land and improved properties. RealStat[®] is currently being marketed on the on the Internet. Please visit the RealStat[®] web site www.realstat.com for detailed information.
- Pan Pacific Congress of Real Estate Appraisers, Valuers and Counselors, Best Paper Award: *Econometric Solutions of Real Estate Valuation*, San Francisco, September 2006. Award selected by a panel of real estate experts and econometricians representing countries from the entire Pacific Ocean Rim including United States, Canada, Mexico, Japan, Taiwan, Korea, Australia, Philippines, Indonesia, Singapore, Malaysia and New Zealand.
<http://www.realstat.com/download/panpacific2006.pdf>

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REAL ESTATE PROFESSIONAL DESIGNATIONS, LICENSES &
ORGANIZATIONS

MAI Member Appraisal Institute

Appraisal Institute, Chicago, Illinois
www.appraisalinstitute.org

Certificate Number: 9514

Director Philadelphia Metropolitan Chapter Appraisal Institute

1997 to 1999

Member Ethics and Counseling Regional Panel

1995 to 1999

Member National MAI Experience Review Committee

1996 to 2006

Certified General Real Estate Appraiser

Commonwealth of Pennsylvania

Certificate Number: GA-000263-L

State of New York

Certificate Number: 46000041282

State of New Jersey

Certificate Number: RG 01870

Real Estate Instructor

Commonwealth of Pennsylvania

Certificate Number: RI-004223

Real Estate Broker

Commonwealth of Pennsylvania

Certificate Number: RB044803-L

Real Estate Broker Member

Tri-State Commercial and Industrial Association of Realtors®

PUBLICATIONS

Econometric Solutions for Real Estate Valuation - Best Paper Award

Pan Pacific Congress of Real Estate Appraisers, San Francisco, California, USA, September 2006

Econometric Solutions for Real Estate Valuation - Best Paper Award

http://www.realstat.com/download/EconometricSolutions_english.pdf

Pan Pacific Congress of Real Estate Appraisers - Agenda

<http://www.appraisalinstitute.org/ppc/>

Translations into Korean (Republic of Korea) and Chinese (Republic of Taiwan)

http://www.realstat.com/download/EconometricSolutions_korean.pdf

http://www.realstat.com/download/EconometricSolutions_chinese.pdf

How to Discredit Most Real Estate Appraisals in One Minute

The TriState REALTORS Commercial Alliance Spring 2007 Newsletter

<http://www.realstat.com/download/discredit.pdf>

Real Estate is Not a Fungible Commodity: the Legal and Valuation Implications

<http://www.realstat.com/download/fungible.pdf>

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UNITED STATES GOVERNMENT EXPERIENCE

ACTION, The Federal Agency for Volunteer Service

Philadelphia, Pennsylvania

Regional Director (GM-301-15) 1981 to 1985

District Director (GS-301-13) 1974 to 1981

U.S. Department of Labor

Newark, New Jersey

Representative for Northern New Jersey 1970 to 1974

Center for Community Studies - Temple University

Philadelphia, Pennsylvania

Research Associate 1967 to 1970

VOLUNTEER & COMMUNITY SERVICE

Fort Ticonderoga Association

1993 to Present

Ticonderoga, New York

www.fort-ticonderoga.org

- Served as a Trustee (1996 to 2006) and Life Member this national historic site, which has 100,000+ visitors each year.

Spring Garden Civic Association

1976 to 80

Philadelphia, Pennsylvania

1982 to 84

- As President directed a successful effort to place 1,200 homes on the National Register of Historic Places.
- Selected by Philadelphia Magazine as one of the "79 People to Watch in 1979" and featured in the August 1984 edition of Historic Preservation Magazine, (National Trust for Historic Preservation) for leadership in promoting the establishment of the Spring Garden National Historic District in Philadelphia.

Polish American Cultural Center

1985 to Present

Philadelphia, Pennsylvania

www.polishamericancenter.org

- As a Charter Trustee was one of the original founders of this non-profit tax-exempt organization. Oversaw the establishment of its social services division, Polish/English language school, refugee resettlement program, and senior citizens program.
- In addition the mission of the PACC is to promote awareness and appreciation of Polish American history and cultural heritage. The museum contains exhibits featuring the contribution of Poles and Polish Americans to U.S. history and culture in such areas as scientific, artistic, political, religious and military achievements.

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- The PACC enjoys the active support of the City of Philadelphia, Commonwealth of Pennsylvania Department of Community Affairs, corporate sponsors and many foundations.
 - Visitors to the PACC have included U. S. President George Bush, Polish President Lech Walesa, First Lady Laura Bush and many U.S. Department of State sponsored exchange groups.
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MEMBERSHIPS

- Reagan Alumni Association – President’s Club
 - Exton Region Chamber of Commerce, Exton, Pennsylvania
 - Saint Joseph’s Preparatory School Alumni Association
 - The Packard Club – Mid Atlantic Chapter
 - Ardrossan Beagles, Radnor Hunt, Malvern, PA
 - Bryn Mawr Hound Show Association, Radnor Hunt, Malvern, PA
 - National Beagle Club, Aldi, Virginia
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EDUCATION

St. Joseph's Prep School	Villanova University	Antioch College
The Jesuit High School of Philadelphia	Villanova, Pennsylvania	Yellow Springs, Ohio
High School Diploma, 1960	BS Economics, 1964	MA Teaching, 1968

***REAL ESTATE COURSES AND
CONTINUING EDUCATION SEMINARS***

Appraisal Institute, Chicago, Illinois	
Real Estate Appraisal Principles	February 1987
Basic Valuation Procedures	April 1987
Residential Valuation	April 1988
Capitalization Theory and Techniques, Part A	April 1988
Capitalization Theory and Techniques, Part	November 1988
Appraisal of Contaminated Properties	January 1989
Case Studies in Real Estate Valuation	November 1989
Report Writing & Valuation Analysis	May 1990
Appraiser as Expert Witness	May 1992
Americans with Disabilities Act	February 1993
Discounted Cash Flow Analysis	March 1993
Money Markets & Real Estate	May 1993
Standards of Professional Practice	June 1993
Cash Equivalency	October 1993
Subdivision Analysis	October 1993
Appraisal of Retail Properties	February 1995
People With Disabilities	March 1995
Furniture, Fixtures and Equipment	March 1995
Uniform Standards of Professional Appraisal Practice	March 1995
Multiple Linear Regression Statistical Analysis	May 1995
Dynamics of Office Building Valuation	September 1995
Real Estate Tax Assessment Appeal	March 1996
Data Conformation and Verification Methods	May 1997
Economic Indicators and Real Estate	May 1997

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Mock Trial - Real Estate Tax Assessment Appeal	November 1997
State Certification Update	November 1997
Development and Valuation of Assisted Living Facilities	November 1997
Understanding and Using Discounted Cash Flow Software	December 1997
Environmental Issues in Real Estate	May 1998
Pennsylvania Appraisal Statutes & Regulations	November 1998
Pennsylvania Appraisal Statutes & Regulations	February 1999
USPAP '99 – Review & Update	February 1999
Acquiring and Managing Market Data	September 1999
63 rd Annual Princeton Conference	June 1999
Market Makers	September 1999
Assessment Laws & Procedures	February 2000
Contemporary Legal Issues	March 2000
Real Estate Finance	April 2000
Econometric Solutions for Real Estate Valuation	May 2000
Regression Analysis in Appraisal	June 2000
Fair Housing and Related Legal Issues	March 2002
Pennsylvania Appraisal Statutes, Regulations & Board Policies	May 2001
Standards of Professional Practice, Part C	December 2001
Mark to Market Seminar	April 2002
Econometric Solutions for Real Estate Appraisal	April 2003
National USPAP Update Course	May, 2003
Scope of Work	June 2003
Real Estate Finance: Markets, Numbers & The Impact on Value & Appraisals	April 2004
Pennsylvania Appraisal Statutes, Regulations, and Policy	September 2004
2005 National USPAP Update Course	June, 2005
Appraising Convenience Stores	May 2005
Supporting Capitalization Rates	May 2005
7-Hour National USPAP Update Course	June 2005
Expand Your Practice: Succeed as an Expert Witness	September 2005
Title Insurance for the Real Estate Professional	April 2006
What's New in Standard Forms	April 2006
Evaluating Commercial Construction	April 2006
Contemporary Legal & Appraisal Issues Involving Eminent Domain	July 2006
Pan Pacific Congress of Real Estate Appraisers - Plenary Session I	September 2006
Pan Pacific Congress of Real Estate Appraisers - Technical Tour	September 2006
Pan Pacific Congress of Real Estate Appraisers - Technology I	September 2006
Pan Pacific Congress of Real Estate Appraisers - Technology II	September 2006
Pan Pacific Congress of Real Estate Appraisers - Technology IV	September 2006
Case Studies in Financial Harmonization, Pt. II	September 2006
7-Hour National USPAP Update Course	February, 2007
Pennsylvania Appraisal Statutes, Regulations, and Policy	May 2007
Business Practices & Ethics	May 2007
Partial Interest Valuation – Undivided	October 2007

Pennsylvania Association of Realtors

Graduate Realtors Institute (GRI) June 1987

Temple University Real Estate Institute

Real Estate Fundamentals	April 1979
Real Estate Practices	June 1979
Real Estate Financing	December 1979
Real Estate Investment Techniques	May 1980
Creative Investment Practices	November 1980
Real Estate Law	April 1982
Residential Real Estate Appraisal	April 1982
Commercial Real Estate	April 1982