



Goodman-Marks Associates, Inc.
REAL ESTATE APPRAISERS AND CONSULTANTS

MATTHEW J. GUZOWSKI, MAI, Partner

General Experience

Over 24 years as a commercial real estate appraiser and consultant

Testified as an expert witness – New York State Supreme Court, Queens County

New York State Supreme Court, Kings County

New York State Supreme Court, Nassau County

New York State Supreme Court, Suffolk County

U. S. Bankruptcy Court, Kings County

Civil Court of the City of New York, Kings County

Zoning and Arbitration Testimony, Nassau County

Employment

4/91 to Date:

Goodman-Marks Associates, Inc.

Partner preparing narrative appraisal reports of income-producing & other properties to determine market valuations. These reports are used for mortgage purposes, settlement of estates, real estate tax certiorari actions and condemnation cases.

1/83 to 4/91:

New York City Economic Development Corporation

161 William Street, New York, New York

Vice President of appraisal services preparing narrative appraisal reports and reviewing fee appraisals to determine the market value of real estate for disposition, development & lease.

Education

College:

St. John's University

Degree: MBA – Finance

December, 1989

Queens College, C.U.N. Y.

Degree: BA – English

January, 1981

Professional:

Appraisal Institute

Courses successfully completed:

1A1 - Real Estate Appraisal Principles

1A2 - Basic Valuation Procedures

SPP - Standards of Professional Practice

1BA - Capitalization Theory & Techniques - Part A

1BB - Capitalization Theory & Techniques - Part B

2-1 Case Studies in Real Estate Valuation

2-2 Report Writing and Valuation Analysis

Seminars attended:

Arbitration in Real Estate

Real Estate Financial Statement Analysis



Goodman-Marks Associates, Inc.
REAL ESTATE APPRAISERS AND CONSULTANTS

MATTHEW J. GUZOWSKI, MAI, *Partner* — *continued*

Professional Membership

Appraisal Institute - MAI Designation
Long Island, New York Chapter
Chairman – Admissions Committee, Long Island Chapter, 2000-2006
Chairman – Budget & Finance Committee, Long Island Chapter, 2007
Treasurer – Long Island Chapter, 2007
Secretary – Long Island Chapter, 2008
Vice President – Long Island Chapter, 2009
Senior Vice President – Long Island Chapter, 2010
President – Long Island Chapter, 2011
REBNY – Membership I.D.
Community Bankers Mortgage Forum

Guest Lecturer

New York University – Real Estate Institute

Licenses

Certified General Real Estate Appraiser
State of New York
State of New Jersey
State of Connecticut
State of New Hampshire
New York State Salesperson License