

Professional Experience

- 1999-Present **Goldrush Realty Advisors Inc.** – President & CEO
Mr. Wilson provides appraisal, consulting, review and advisory services to a variety of financial and institutional clients as a specialist in apartments and complex residential properties. This includes market studies, analysis of condominium conversions, low-income housing, bond financing, feasibility analysis and pre-acquisition screening.
- 1998-99 **Project Resources Inc.** – V.P./National Director of Valuation Services
- 1990-98 **Wilson Marschall Associates/Ken Wilson & Associates** – President & CEO
- 1989-90 **Jones & Roach, Inc.** – Senior Associate
- 1987-89 **Gibraltar Savings** – Senior Income Property Appraiser
- 1980-86 Employed in various capacities in the real estate industry including appraisal, finance and development.

Expert Witness and Court Experience

- U. S. Bankruptcy Court – San Diego, California
U. S. Bankruptcy Court – Topeka, Kansas
U. S. Bankruptcy Court – Corpus Christi, Texas
Binding Arbitration – San Diego, California

Education

- 1978-82 **University of Kansas**
Bachelor of General Studies, emphasis in Economics
- 1989-90 **University of California, San Diego**
Post-graduate studies in real estate and law
- 1985-Present **American Institute of Real Estate Appraisers/Appraisal Institute**
Various courses and seminars sponsored by the Appraisal Institute and other organizations. Curriculum includes income capitalization, highest and best use, land planning, residential subdivision analysis, commercial appraisal review, and litigation valuation.

Professional Affiliations

- 1990 **Member, Appraisal Institute**
(MAI #8393 – certified through 12/31/08 under professional education program)
San Diego Chapter – Appraisal Institute
- 2003 Chapter President
- 2002 Chapter Secretary; Chairman, Bylaws Committee
- 2001 Chapter Treasurer; Chairman, Finance Committee
- 2000-01 Chairman, Admissions & Membership Retention Committee
- 1995 Chairman, External Affairs
- 1993-94 Chairman, Candidate Guidance Committee
- 1991, 94 Chairman, Education Committee
- Region VII - Appraisal Institute** (Arizona, California, Hawaii, Nevada)
- 1993, 2002-03 Regional Representative, San Diego Chapter
- 1992 Regional Admissions Committee
- Current **Certified General Real Estate Appraiser:**
State of California No. AG004019 – Expires 11/16/2006

Types of Appraisals

Apartment Complexes	R & D Properties
Fixed Base Operations (Airports)	Religious Facilities
Golf Courses	Residential Subdivisions
Feasibility Studies	Residential Care Facilities
Hotels/Motels/SRO Properties	Restaurant Properties
Industrial Properties	Review of Appraisals
Leaseholds/Sandwich Leaseholds	Self-Storage Facilities (Mini Warehouses)
Leased Fee Estates	Shopping Centers
Master-Planned Communities	Single Family Residences
Medical Office Buildings	Special Use Properties
Mobile Home Parks	Stadiums/Sports Arenas
Office Buildings	Truck Terminals
Partial Interests	Vacant Land

Partial List of Clients

Allstate Insurance Company	Holliday Fenoglio Fowler, LP
Amresco Capital LP	Home Bank of California
Archon Group	Imperial Capital Bank
ARCS Commercial Mortgage Company	J. C. Nichols Company
Bank of America	J. P. Morgan & Company
Bank of California	John Burnham & Company
Bank of Montreal	Kodas, Reed & McFadden
Banc One Capital Funding Corp.	Legg Mason Real Estate Services
Berkshire Mortgage Finance	Lend Lease Mortgage Capital, LP
Brobeck, Phleger & Harrison	Lomco
California Bank & Trust	Luce, Forward, Hamilton & Scripps
Canada Life Assurance Company	McGowan, James P., attorney at law
Citibank	Mellon Mortgage Company
Citicorp Real Estate, Inc.	Merrill Lynch Real Estate Finance
City of Chula Vista, California	Midland Loan Services
Coldwell Banker Relocation	National Realty Funding, LC
Columbia National Real Estate Finance	Northland/Marquette Financial
DuPont Corporation	Novogradac & Company, LLP
Eli Lilly & Company	PNC MultiFamily Capital
Equitable	Prudential Mortgage Capital Company, LLC
Fannie Mae	Safeco Credit Corporation
Federal Deposit Insurance Corporation	Scripps Realty Advisors
Financial Savings & Loan	Sheppard, Mullin, Richter & Hampton
First Federal Bank	Southern California Bank
First National Bank - San Diego	State of California
Freddie Mac	United States Postal Service
GMAC Mortgage Corporation	Wachovia Securities
Greenwich Capital	Wakeland Housing
Guaranty Bank, FSB	Wells Fargo Bank

PARTIAL LIST OF RECENT MULTI-FAMILY ASSIGNMENTS

Conventional/Fannie/Freddie	Units	City	County	State
Acres, The	118	Escondido	San Diego	California
Archstone Las Flores	504	Rho Sta Margarita	Orange	California
Bayview Ridge	110	San Diego	San Diego	California
Brookstone	184	Buena Park	Orange	California
Cape May @ Harveston (Proposed)	300	Temecula	Riverside	California
El Norte Villas	256	Escondido	San Diego	California
Falls Creek	308	Alta Loma	San Bernardino	California
Felicita Creek	136	Escondido	San Diego	California
Fountains @ Laguna Woods	140	Laguna Woods	Orange	California
Harbor Ridge	334	San Diego	San Diego	California
Hidden Hills	154	Vista	San Diego	California
La Serena	175	San Diego	San Diego	California
Las Brisas	178	El Cajon	San Diego	California
Lakes @ Fair Oaks	288	Fair Oaks	Sacramento	California
Los Alamos	420	Murrieta	Riverside	California
Malibu Terrace	100	Escondido	San Diego	California
Marbella Villa	105	Chino	San Bernardino	California
Mission Village	228	Escondido	San Diego	California
Oakwood Marina Del Rey	597	Marina Del Rey	Los Angeles	California
Oakwood Woodland Hills	883	Woodland Hills	Los Angeles	California
Oakwood Toluca Hills	1,151	Los Angeles	Los Angeles	California
Parktowne	200	Perris	Riverside	California
Parkview	235	Upland	San Bernardino	California
Reidy Creek I	196	Escondido	San Diego	California
River Run Village	192	San Diego	San Diego	California
Sage Canyon	296	Corona	Riverside	California
Spring Villas	136	Spring Valley	San Diego	California
Summerwind	184	Vista	San Diego	California
Tuscany	328	San Bernardino	San Bernardino	California
Villas @ Camino Bernardo	344	San Diego	San Diego	California
Vista Way Village	280	Oceanside	San Diego	California
Windemere	240	Moreno Valley	Riverside	California

HUD Properties	Units	City	County	State
Fair Oaks Pointe	40	Pasadena	Los Angeles	California
Faircrest	228	Stanton	Orange	California
Fullerton Pointe	106	Fullerton	Orange	California
Hollywood Pointe	61	Inglewood	Los Angeles	California
King's Villages	313	Pasadena	Los Angeles	California
Royal Garden	127	Cypress	Orange	California

LIHTC Projects / Market Studies	Units	City	County	State
Market Study – Carlsbad LIHTC	--	Carlsbad	San Diego	CA
Market Study – Escondido LIHTC	87	Escondido	San Diego	CA
Market Study – Montebello LIHTC	--	Montebello	Los Angeles	CA
Plymouth West	196	Long Beach	Los Angeles	CA
San Regis	390	Van Nuys	Los Angeles	CA
Stonewood Gardens	255	San Diego	San Diego	CA