

Eric Risberg, MAI, ASA

Founder: Skyscraper Group, Inc. and Advanced Appraisal International, Inc.

Summary

Eric Risberg has been advising clients on commercial real estate matters since 1993.

He is the founder of Advanced Appraisal International, Inc. and Skyscraper Group, Inc., both based in San Francisco, California. Earlier in his career, he provided commercial real estate appraisal services to American Appraisal Associates, the world's largest independent valuation firm.

Mr. Risberg serves the office space leasing market. He provides tenant representation services to a wide range of clientele, including law firms, hedge funds, investment banks, software companies, and marketing agencies.

Mr. Risberg has completed more than 40 continuing education real estate courses. He is a designated member of the Appraisal Institute (MAI). He has also been designated as an Accredited Senior Appraiser (ASA) by the American Society of Appraisers since 2002.

Specialties

-Assists law firms by consulting and testifying as an expert on commercial real estate appraisal matters.

-The office space leasing market in San Francisco.

-Ability to appraise complex property in a variety of markets throughout the United States.

Experience

President & Founder at Skyscraper Group, Inc.

March 2000 - Present (10 years)

Founder and active principal in the company with over 20 years of commercial real estate experience. Eric has focused on office leasing in downtown San Francisco since the 1990's. He is one of the only Licensed Certified General Real Estate Appraisers that is also a California Licensed Real Estate Broker in downtown San Francisco.

President & Founder at Advanced Appraisal International, Inc.

August 1998 - Present (11 years 7 months)

He is the founder of a commercial real estate appraisal company where he continues to utilize his extensive experience in complex commercial real estate valuation matters. He has been hired as a

real estate appraisal expert on 14 litigation assignments. He has also testified at trial as an expert witness. Eric directly oversees the firm's appraisal and consulting services.

He is a licensed, state-certified General Real Estate Appraiser in California (No. AG025802) and Hawaii (No. 624) and over 17 years of appraisal experience. His primary focus is on large, complex, commercial property appraisals required for litigation, estate tax planning, possible purchase or sale, or financing.

Mr. Risberg has appraised property for more than 400 clients, including nearly 20 Fortune 500 companies. His appraisals covered a wide range of properties, such as large and single tenant retail properties, high-rise and low-rise apartment buildings and condominium complexes, suburban and downtown office buildings, mixed-use facilities, industrial facilities, hotels, waterfront properties, right-of-ways, easements, ground leases, subdivisions, resort properties, golf courses, and many parcels of land.

Mr. Risberg has provided fair market rental determinations on leased property for a variety of retail and office users in the City of San Francisco and the surrounding Bay Area. These properties include: Crocker Galleria, a shopping mall located in downtown San Francisco with over 40 tenants; 1000 Van Ness Avenue, a 400,000+ square foot structure that includes 14 Movie Theaters and numerous retailers; a flagship retail building on Market Street near the new Bloomingdales; and a wide variety of banks, restaurants, gas stations, and other retail & commercial buildings in all 10 planning districts of San Francisco.

He has appraised property in more than 30 states.

Independent Contractor Office Leasing Broker at TCN Worldwide's San Francisco Office
September 1998 - March 2000 (1 year 7 months)

Operating as an independent contractor, he provided office tenant representation services to the office leasing market in the San Francisco Financial District. He worked closely with the company's president on a regular basis. He also closed numerous full-floor lease transactions.

Senior Valuation Consultant in Commercial Real Estate Group at American Appraisal Associates, Inc.

May 1993 - September 1998 (5 years 5 months)

Eric consulted on a variety of commercial real estate appraisal and consulting projects, primarily for large corporate clients (Fortune 500) and law firms. Eric still maintains a professional relationship with the firm, and has worked as a subcontractor for the firm on a number of occasions.

Valuation Consultant at Regional Appraisal Firm

January 1993 - March 1993 (3 months)

Provided commercial real estate work as well as Machinery and Equipment appraisals.

1 recommendation available upon request

Engineering Assistant at Risberg Power Electronics, Inc.

January 1982 - December 1992 (11 years)

Education

University of Wisconsin-Madison

1988 - 1992

Activities and Societies: University of Wisconsin Real Estate Alumni Association
(Founded by James Graaskamp, Ph'd)

Honors and Awards

Mr. Risberg has appraised hundreds of properties in the San Francisco Bay Area.

Particularly noteworthy projects included participation in the valuation of more than 200 investment-grade properties for a major U.S. Life Insurance Company; more than 50 hotel valuations for Marriott International; nationwide retail property portfolio valuations for Copley Real Estate Advisors; and the appraisal of high-rise office buildings in Los Angeles, Chicago and San Francisco.

Mr. Risberg has appraised well over a billion dollars worth of California real estate; and several billion dollars worth of real estate globally.

Interests

International travel, outdoor sports, investments, personal technology