

RESUME

A. Ason Okoruwa, PhD, MAI, AI-GRS

EDUCATION

- Ph.D. Business Administration - Real Estate, University of Georgia, 1985
Dissertation: *Predicting Patronization Rates for Urban Retail Centers: An Extension of the Poisson Gravity Model*
- M.B.A. Finance, Georgia State University, 1980
- B.B.A. Health Administration, Georgia State University, 1978

PROFESSIONAL AFFILIATIONS & LICENSES

- AI-GRS, Appraisal Institute, February 15, 2017 - Present
- MAI, Appraisal Institute, June 9, 2015 - Present
- Certified General Real Estate Appraiser, Nebraska, March 12, 1996 - Present
- Certified General Real Property Appraiser, Iowa, February 14, 1994 - Present
- Real Estate Broker License, Iowa Real Estate Commission, August 7, 1996 - Present
- Real Estate Broker License, Nebraska Real Estate Commission, April 11, 1997 - Present
- Real Estate Broker License, North Carolina Real Estate Commission, August 6, 1986 – June 30, 2011

PROFESSIONAL EXPERIENCE – ACADEMIC

- August 1991-July 1995: The University of Northern Iowa, Cedar Falls, Iowa, Assistant Professor of Real Estate and Finance
- August 1989-May 1990: The University of North Carolina, Greensboro, North Carolina, Adjunct Lecturer in Real Estate
- January 1985-July 1991: North Carolina Central University, Durham, North Carolina, Assistant Professor of Real Estate and Finance, Tenured and promoted to Associate Professor in 1991
- Courses Taught: Real Estate Appraisal, Real Estate Finance, Real Estate Investments, Principles of Real Estate, and Financial Management

PROFESSIONAL EXPERIENCE – INDUSTRY

Valuation Services

Experienced in appraising office, retail, industrial, subdivision, land, church, club, apartments, nursing home, assisted living, and one to four units dwelling properties. Experienced in performing market and marketability studies.

Pottawattamie County Board of Review

Appointed to the Pottawattamie County Board of Review in 2016. The Board of Review hears petitions relating to assessed values of properties in Pottawattamie County, Iowa.

Litigation Support (Partial Listing)

February 2014: Investment analysis service for DominaLaw Group pc llo; Nebraska State Law Enforcement Bargaining Council, Nebraska State Law Enforcement Bargaining Counsel & Dental Plan, State Troopers Association of Nebraska vs. Harvey Wiltsey, Vince Valentino, Gary Riggs and Waldron Riggs & Lloyd CPAs PC – related to the construction of an office building in Lincoln, Nebraska.

October 2013: Valuation services for Iowa Department of Transportation, Office of Right of Way vs. Mark C. Oman, et al; eminent domain appraisal - acquisition of permanent and temporary construction easements (Dallas County, Iowa).

September 2013: Financial analysis services for DominaLaw Group pc llo; Bauermeister Deaver Ecological Land Use Development, LLC vs. Waste Management Co. of Nebraska, Inc., – related to landfill gas royalty and rental of land, service garage, and office properties, Bennington, Nebraska.

September 2013: Valuation services for Iowa Department of Transportation, Office of Right of Way vs. Avery Brothers, LLC; eminent domain appraisal - acquisition of a partial taking (Woodbury County, Iowa).

March 2013: Valuation services for GGS, LLC – valuation of permanent and temporary construction easements - 5515, 5555, and 5565 Center Street, Omaha, Nebraska.

July 2012: Valuation services for Iowa Department of Transportation, Office of Right of Way vs. BNSF Railway Company; eminent domain appraisal - acquisition of permanent and temporary construction easements (Fremont County, Iowa).

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May 2012: Valuation services for DominaLaw Group pc llo; U.S.S Hazard, Inc. vs. City of Omaha, Nebraska, a Municipal Corporation – valuation of leasehold interest in land improved with a marina facility located along the Missouri River.

May 2012: Valuation services for DominaLaw Group pc llo; Nebraska State Law Enforcement Bargaining Council, Nebraska State Law Enforcement Bargaining Counsel & Dental Plan, State Troopers Association of Nebraska vs. Harvey Wiltsey, Vince Valentino, Gary Riggs and Waldron Riggs & Lloyd CPAs PC – related to the construction of an office building in Lincoln, Nebraska.

April 2012: Valuation services for Sherrets Bruno & Vogt, LLC; City of Omaha, Nebraska, a Municipal Corporation vs. 1126 N 11. LLC, a Nebraska Liability - eminent domain proceedings related to a total taking.

April 2010: Valuation services for Mr. Robert C. Byers; Robert C. Byers vs. City of Council Bluffs, Iowa - eminent domain proceedings related to total taking.

August 2009: Valuation services for FRB Partnership, et al.; FRB Partnership, et al v. Waste Management of Nebraska, Inc.; Developed market value of a closed solid waste landfill with installed methane gas recovery systems.

July 2009: Valuation services for Mr. Bernard J. Morello; Bernard J. Morello vs. City of Omaha - an inverse condemnation complaint.

April 2009: Valuation services for Broom Clarkson Lanphier & Yamamoto – Dollar General Store, Falls City, Nebraska; Property Ventures, LLC vs. Aspen Construction, Inc.; Developed fair market value, as is, of a retail property impacted by construction defects; Deposed and provided court testimony; Reviewed appraisal report prepared for the opposing party.

February 2009: Valuation services for Trilogy Development Company, LLC, Kansas City, Missouri; Trilogy Development Company, LLC v. J.E. Dunn Construction Company; Developed fair market value, as is, of a mixed-use development impacted by construction defects.

July 2008: Valuation services for Willson & Pechacek, P.L.C. - Develop opinion of the diminution in market value of a vacant land due to proximity to a solid waste dump on an abutting property and solid waste encroachment on the appraised property.

January 2008: Valuation of 21 sites for Mr. Bernard J. Morello/Mobeco Industries, Inc; Bernard J. Morello/Mobeco Industries, Inc. vs. City of Omaha – eminent domain proceedings related to total takings.

June 2008: Valuation services for American Central City, Inc.; Joint Antelope Valley Authority vs. American Central City, Inc. – eminent domain proceedings related to total takings of three properties.

January 2007: Valuation services for Sherrets & Boecker, LLC; Max D. Holman and Rose M. Holman vs. Nebraska Department of Roads - eminent domain proceedings related to a total taking of a lakefront property in Sarpy County, Nebraska.

January 2007: Valuation services for Sherrets & Boecker, LLC; Dolly Beulah Mildred Crandall, Dave A. Crandall, and Gary David Crandall v. County of Sarpy - eminent domain proceedings related to a total taking of an improved property in Papillion, Nebraska.

June 2006: Valuation services for Sherrets & Boecker, LLC; City of Council Bluffs vs. Prashant Properties, Inc. - eminent domain proceedings related to a total taking of a motel property.

December 2005: Valuation services for Liberty Development Corporation; Liberty Development Corporation vs. Metropolitan Utilities District, a municipal corporation and political subdivision, Omaha - eminent domain proceedings related to acquisitions of permanent and temporary construction easements and damages to the remainder property due to the construction of 42” and 54” water mains.

September 2005: Valuation services Paul A. Folkers and Paula R. Folkers; Paul A. Folkers and Paula R. Folkers vs. Blair Airport Authority - eminent domain proceedings related to acquisition of avigation and hazard easement for Blair Municipal Airport.

March 2004 - October 2005: Valuation services for James C. Webering, Attorney; Class Action law suit against the City of Glenwood, Iowa relating to diminution in residential property values due to installation of undersized septic systems in Glenwood,

Iowa; Designed and administered questionnaires to certified real estate appraisers, real estate agents and brokers to assist in quantifying diminution in property value.

April 2004: Valuation services for DominaLaw Group, pc llo; Richard F. Upah vs. Nebraska Department of Roads - eminent domain proceedings related to a partial taking for a highway project.

January 2004: Valuation services for Willson & Pechacek, P.L.C; James V. Hawk and Beverly E. Hawk vs. Council Bluffs Airport Authority; Valuation of vacant land – eminent domain proceedings related to a partial taking for Council Bluffs’ airport expansion.

February 2002: Valuation services for Howell & Wilson; William A. Myers vs. City of Omaha, a Municipal Corporation - eminent domain proceedings related to total taking of vacant sites.

October 2000: Valuation services for Inner-City Resource Development, Inc.; Inner-City Resource Development, Inc. vs. City of Omaha, a Municipal Corporation - eminent domain proceedings related to a total taking of a retail property.

May 1997: Valuation services for Mr. Bernard J. Morello; City of Omaha, a Municipal Corporation v. Bernard J. Morello (Doc. 954 No. 866) - Valuation of vacant land - eminent domain proceedings related to a partial taking that results in an uneconomic remaining land.

December 1996: Valuation services for Mobeco Industries; Mobeco Industries v. City of Omaha, a Municipal Corporation (Doc. 938 No. 533) - eminent domain proceedings related to a total taking of several residential lots.

Expert Witness Deposition & Testimony

February 2017: Valuation services for GGS, LLC vs. City of Omaha, Nebraska – valuation of permanent and temporary construction easements. Provided court testimony on 02/14/2017. Client: DominaLaw, pc llo

Bauermeister Deaver Ecological Land Use Development, LLC vs. Waste Management Co. of Nebraska, Inc.; Financial analysis related to landfill gas royalty and rentals of land, service garage, and office properties, Bennington, Nebraska. Deposed on 9/21/2013 and provided testimony on 9/26/2013; Client: DominaLaw, pc llo

Mediation Hearing: Trilogy Development Company, LLC vs. J.E. Dunn Construction Company; The WestEdge, Kansas City, Missouri - a \$100 million mixed-use development impacted by construction defects; 02/27/2009; Client: Trilogy Development Company, LLC.

Property Ventures, LLC vs. Aspen Construction, Inc. – Deposed on 3/16/2009 and provided court testimony on 04/07/2009; Client: Property Ventures, LLC.

Mediation Hearing: Mr. Bernard J. Morello/Mobeco Industries, Inc. vs. City of Omaha – Total takings of 21 sites, Omaha, Nebraska; 11/01/2008; Client: Mr. Bernard J. Morello/Mobeco Industries, Inc.

Dolly Beulah Mildred Crandall, Dave A. Crandall, and Gary David Crandall v. County of Sarpy - eminent domain proceedings; Deposed on 04/04/2008; Client: Sherrets & Boecker, LLC.

City of Council Bluffs vs. Prashant Properties, Inc. – eminent domain proceedings, Deposed on 9/13/2006 and provided testimony on 11/2/2006; Client: Sherrets & Boecker, LLC.

Liberty Development Corporation vs. Metropolitan Utilities District, a Municipal Corporation and Political Subdivision, Omaha - eminent domain proceedings related to acquisitions of permanent and temporary construction easements and damages to the remainder property due to the construction of 42” and 54” water mains; Deposed on 10/23/2006 and provided testimony 10/30/2006-11/2/2006; Client: Liberty Development Corporation

Class Action law suit against the City of Glenwood, Iowa relating to diminution in residential property values due to installation of undersized septic systems in Glenwood, Iowa; Deposed on 8/23/2006.; Client: Mr. James C. Webering, Attorney at Law.

Richard Upah vs. Nebraska Department of Roads – eminent domain proceedings; Deposed on 11/13/2004 2006 and provided testimony 8/16/2005-8/18/2005; Client: Domina Law pc

James V. Hawk and Beverly E. Hawk vs. Council Bluffs Airport Authority – eminent domain proceedings; Deposed on 2/26/2004 and provided testimony on 9/20/2004; Client: Willson & Pechacek, P.L.C.

William A. Myers vs. City of Omaha, a Municipal Corporation – eminent domain proceedings; Deposed on 8/12/2002; Client: Howell & Wilson

Inner-City Resource Development, Inc. vs. City of Omaha, a Municipal Corporation – eminent domain proceedings; Deposed on 5/29/2001; Client: Domina Law pc

Morello/Mobeco v. City of Omaha – eminent domain proceedings; Deposed on 8/9/2001 Client: Domina Law pc

City of Omaha, a Municipal Corporation v. Bernard J. Morello (Doc. 954 No. 866) – eminent domain proceedings; Deposed on 7/18/2000 and provided testimony on 6/12/01; Client: Domina Law pc

Morello/Mobeco v. City of Omaha (Doc. 938/Page 533; Doc 938/Page 534) – eminent domain proceedings; Deposed and subsequently provided testimony on 4/4/2000; Client: Domina Law pc

Bernard J. Morello/Mobeco Industries, Inc. v City of Omaha, a Municipal Corporation (Doc. 938/Page 533; Doc 938/Page 534) – eminent domain proceedings; Deposed and subsequently provided testimony on 8/7/1997; Client: Domina Law pc

Property Tax Appeals

August 2011: Valuation services for Mr. Bernard J. Morello – Appeal of assessed values for three agricultural lands before The Nebraska Tax Equalization & Review Commission, Lincoln, Nebraska.

June 2009: Valuation services for Broom Clarkson Lanphier & Yamamoto – Appeal of assessed value for a storage warehouse property in Omaha, Nebraska.

April 2008: Valuation services for Croker Huck Kasher DeWitt Anderson & Gonderinger LLC - Appeal of assessed value for a residential property (mansion) in Omaha, Nebraska.

December 2007: Valuation services for Smith Peterson Law Firm, LLP – Appeal of assessed value for a strip retail center in Council Bluffs, Iowa.

May 2007: Valuation services for Mr. Zed E. Ostenso - Appeal of assessed value for an industrial property in Council Bluffs, Iowa.

November 2006: Valuation services for Pottawattamie County Assessor's Office – Appeal of assessed value for a golf course property in Council Bluffs, Iowa.

March 2006: Valuation services for Berkshire & Burmeister - Appeal of assessed value for a motel property in Council Bluffs, Iowa.

December 2004: Valuation services for Porter Tauke & Ebke - Appeal of assessed value for a multi-family residential property in Council Bluffs, Iowa.

June 2003: Valuation services for Jim Hughes Real Estate - Appeal of assessed value for an office property in Glenwood, Iowa.

January 2001: Valuation services for Pottawattamie County Assessor's Office – Appeal of the assessed values for three vacant commercial sites in Council Bluffs, Iowa.

Market & Marketability Studies

February 2013: Market and marketability studies for Holy Name Housing Corporation, Omaha, Nebraska for a proposed 29-unit (scattered sites) general occupancy single-family housing to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

October 2011: Market and marketability studies for Omaha Economic Development Corporation, Omaha, Nebraska for a proposed 40-unit senior occupancy multi-family project (Fair Deal Village East Senior Apartments) to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

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March 2010: Market and marketability studies for Omaha Economic Development Corporation, Omaha, Nebraska for a proposed rehabilitation of a 49-unit senior occupancy multi-family project (The Doctor's at Park Avenue) to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

October 2009: Market and marketability studies for Holy Name Housing Corporation, Omaha, Nebraska for a proposed 29-unit (scattered sites) general occupancy single-family housing to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

November 2008: Market and marketability studies for Omaha Economic Development Corporation, Omaha, Nebraska for a proposed rehabilitation of a 16-unit general occupancy multi-family project to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

November 2008: Market and marketability studies for New Community Development Corporation, Omaha, Nebraska for Salem Village II, a 27-unit senior occupancy multi-family project, to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

February 2008: Market and marketability studies for Omaha Economic Development Corporation, Omaha, Nebraska for a proposed rehabilitation of a 28-unit senior-occupancy multi-family project to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

April 2005: Market and marketability studies for New Community Development Corporation, Omaha, Nebraska for Salem Village I, a 50-unit senior occupancy multi-family project, to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

March 2005: Market and marketability studies for Omaha Economic Development Corporation, Omaha, Nebraska for a proposed 36-unit general-occupancy multi-family project to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

August 2003: Market and marketability studies for Omaha Economic Development Corporation, Omaha, Nebraska for a proposed 36-unit senior-occupancy multi-family project to support application for Low Income Housing Tax Credit through the Nebraska Investment Finance Authority.

Appraisal Review (Partial Listing)

2016 Review Clients:

- Iowa Department of Transportation
- Council Bluffs Savings Bank
- Guaranty Bank & Trust

February 2008 - Reviewed for Metropolitan Area Planning Agency an appraisal report prepared for the Agency - eminent domain proceedings relating to partial taking of land for the expansion of a sewage treatment plant.

July 2005 – June 2006 and April 2007 – April 2008 - Peer reviewer for the Iowa Real Estate Appraiser Board

January 2003 – Reviewed for Olmstead & Perry Consulting Engineers Inc. six appraisal reports prepared for Nebraska Department of Roads - eminent domain proceedings relating to partial takings for the expansion of a highway.

August 2000 – City of Omaha, v. Florence Davis; Reviewed for Marks Clare & Richards three appraisal reports prepared for the City of Omaha

Reviewed appraisal reports prepared for the opposing side in the cases noted in the preceding Litigation Support section.

INDUSTRY EMPLOYMENT

- 6/96 – Present Bedrock Valuation & Consulting Services Corp, Omaha, Nebraska
Real estate valuation and consulting services
- 11.1993 – 08.1994 Iowa Appraisal and Research Corporation, Des Moines, Iowa
Appraised income-producing properties (part-time)
- 05.1992 – 12.1992 Appraisal Associates Company, Cedar Rapids, Iowa
Appraised income-producing and residential properties (part-time)

PROFESSIONAL BUSINESS VALUATION EDUCATION**American Society of Appraisers**

Former Candidate Member - Business Valuation

- BV203: Business Valuation Case Study, 03.2000
BV202: Introduction to Business Valuation, Part Two, 12.1999
BV201: Introduction to Business Valuation, Part One, 09.1999

The Institute of Business Appraisers

8001A Mastering Appraisal Skills Workshop, 11.07.2005–11.10. 2005

Continuing Education Seminars Attended

Business Appraisal (National Association of Master Appraisers), 09.25.1998-09.26.1998
Case Studies in Limited Partnership and Common Tenancy Valuation (Appraisal Institute), 04.18.2002 – 04.19.2002

PROFESSIONAL REAL ESTATE VALUATION EDUCATION**Appraisal Institute**

- Review Theory – General, 08.24.2015 – 08.28.2015
410 Standards of Professional Practice, Part A, 03.05.1997
420 Standards of Professional Practice, Part B, 03.12.1997
SPP Standards of Professional Practice, 08.16.1990
1A2 Basic Valuation Procedures, 07.22.1990
1A1 Real Estate Appraisal Principles, 07.15.1990

Examinations Challenged:

- 1BA Capitalization Theory and Techniques, Part B, 04.20.1991
1BB Capitalization Theory and Techniques, Part A, 10.16.1990

Continuing Education Seminars Attended:

- Long Term Care (Appraisal Institute), 09.25.2016
- RP401-000 – Allocating Components in Going Concerns Appraisals (American Society of Appraisers), 04.14.2016 – 04.17.2016
- 2016-2017 7-Hour National USPAP Update Course (Appraisal Institute), 02.05.2016
- Hotel Valuation Seminar: Tools & Techniques for Real Estate Professionals (Appraisal Institute), 09.18.2015
- Effective Appraisal Writing (Appraisal Institute), 05.24.2015
- The FHA Appraisal (HUD – Denver Homeownership Center), 05.13.2014
- National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course - 2014-2015 Edition (Appraisal Institute), 03.20.2014
- Uniform Appraisal Standards for Federal Land Acquisitions (Appraisal Institute), 10.24.2013 – 10.25.2013
- Marketability Studies: Six-Step Process & Basic Applications (Appraisal Institute), 06.14.2013
- Appraising the Appraisal: Appraisal Review – General (Appraisal Institute), 05.06.2013
- National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course - 2012-2013 Edition (Appraisal Institute), 03.21.2013
- Valuing Family Limited Partnerships (Consultants' Training Institute), 10.29.2012 – 10.30.2012
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets (Appraisal Institute) 04.19.2012 – 04.20.2012

04.14.2018

- GIS – The Executive Overview (Appraisal Institute), 06.21.2011
- Profiting from the New Estate Tax Law (Appraisal Institute), 05.24.2011
- Commercial Appraisal Engagement and Review for Bankers and Appraisers (Appraisal Institute), 05.06.2011
- National Uniform Standards of Professional Appraisal Practice Update Course (R.F. Morrissey & Associates), 10.29.2010
- The Pluris DLOM Database (National Association of Certified Valuation Analysts), 10.28.2010
- A Debate on the Allocation of Hotel Total Assets (Appraisal Institute), 10.26.2010
- Introduction to Valuation for Financial Reporting (Appraisal Institute), 09.17.2010
- Business Practices and Ethics (Appraisal Institute), 11.10.2009
- Data Verification Methods (Appraisal Institute), 06.06.2009
- Introducing Valuation for Financial Reporting (Appraisal Institute), 04.16.2009
- Tenant Credit Analysis (Appraisal Institute), 03.25.2009
- Forecasting Revenue (Appraisal Institute), 03.19.2009
- National Uniform Standards of Professional Appraisal Practice Update Course (Appraisal Institute), 11.07.2008
- Effective Appraisal Writing (Appraisal Institute), 03.19.2008
- Analyzing Distressed Real Estate (Appraisal Institute), 03.30.2007
- Understanding & Testing DCF Valuation Models (Appraisal Institute), 03.30.2007
- National Uniform Standards of Professional Appraisal Practice (USPAP) Update Course (Appraisal Institute), 11.03.2006
- Evaluating Commercial Construction (Appraisal Institute), 03.27.2006 – 03.28.2006
- Mathematically Modeling Real Estate Data (Appraisal Institute), 09.14.2005
- Regression Analysis in Appraisal Practice (Appraisal Institute), 09.13.2005
- Peer Reviewer Training (Iowa Real Estate Appraiser Examining Board), 05.24.2005
- New Fannie Mae Residential Forms Seminar (The Culver Group, LLC), 05.19.2005
- Acting as a Supervisory Appraiser Seminar (The Culver Group, LLC), 05.19.2005
- Subdivision Valuation (Appraisal Institute), 04.22.2005
- Loss Prevention Program for Real Estate Appraisers (Appraisal Institute), 08.26.2004
- Course 400: 7-Hour National Uniform Standard of Professional Appraisal Practice Update (Appraisal Institute), 05.07.2004
- Uniform Standard of Professional Appraisal Practice 2003 Update (The Culver Group, LLC), 06.10.2003
- Land Valuation Assignments (Appraisal Institute), 03.28.2003
- Appraisal Consulting (Appraisal Institute), 03.20.2003
- Analyzing Commercial Lease Clauses (Appraisal Institute), 08.09.2002
- Appraising Environmentally Contaminated Properties (Appraisal Institute), 06.21.2002
- Feasibility Analysis, Market Value and Investment Timing: Introducing the Impact of Option Value (Appraisal Institute), 05.03.2002
- Case Studies in Limited Partnership and Common Tenancy Valuation (Appraisal Institute), 04.18.2002 – 04.19.2002
- Mark-to-Market: The New FIRREA??? (Appraisal Institute), 03.13.2002
- Appraising Partial Acquisitions (Graham Land Acquisition Associates, Inc.), 11.13.2001 – 11.15.2001
- Uniform Standard of Professional Appraisal Practice 2001 Update (American Society of Appraisers), 05.30.2001
- Regression Analysis in Appraisal Practice (Appraisal Institute), 10.06.2000
- Case Studies in Commercial Highest and Best Use (Appraisal Institute), 05.12.2000
- The Appraisal of Local Retail Properties (Appraisal Institute), 10.21.1999
- FHA's Homebuyer Protection Plan and the Appraisal Process (Appraisal Institute), 09.25.1999
- Supporting Sales Comparison Grid Adjustments for Residential Properties (Appraisal Institute), 08.13.1999
- Automated Valuation Models (Appraisal Institute), 10.15.1998
- Internet Search Strategies for Real Estate Appraising (Appraisal Institute), 09.18.1998
- Small Hotel/Motel Valuation (Appraisal Institute), 08.07.1998
- Eminent Domain and Condemnation Appraising (Appraisal Institute), 05.15.1998
- Affordable Housing Valuation (Appraisal Institute), 10.16.1997
- Analyzing Operating Expenses (Appraisal Institute), 08.21.1997
- Highest and Best Use Applications (Appraisal Institute), 10.17.1996
- Alternative Residential Reporting Forms (Appraisal Institute), 08.22.1996
- Applications of Statistical Analysis for Appraisers (Appraisal Institute), 03.28.1996
- Appraising from Blueprints and Specifications (Appraisal Institute), 02.18.1994

PUBLICATIONS IN REFEREED JOURNALS

1. A. Ason Okoruwa. How to Interpret Regression Coefficients and Calculate Adjustments for Differences in Property Productivity Features. *The Appraisal Journal* (Winter 2018): 68-84.
2. A. Ason Okoruwa. Regression Analysis of Property Productivity Index and Value. *The Appraisal Journal* (Spring 2017): 104-120.
3. A. Ason Okoruwa and G. Donald Jud. Determinants of Buyers Satisfaction with Residential Real Estate Brokerage Services. *The Journal of Real Estate Research*. 10:1 (Winter1995): 1-6.
4. Reza Khorramshahgol and A. Ason Okoruwa. A Goal Programming Approach to Investment Decisions: A Case Study of Fund Allocation Among Different Shopping Malls. *European Journal of Operational Research* 73 (1994): 17-22.
5. A. Ason Okoruwa, Arthur T. Cox, and A. Frank Thompson. Three Treatments of Debt Financing for Capital Budgeting Decisions. *The Appraisal Journal* LXII: 2 (April 1994): 189-196.
6. A. Ason Okoruwa, Hugh O. Nourse and Joseph V. Terza. Estimating Sales for Retail Centers: An Application of the Poisson Gravity Model. *The Journal of Real Estate Research* 9:1 (Winter 1994): 735-747.
7. John D. Benjamin, Donald Jud, and A. Ason Okoruwa. Forecasting the Quantity of Retail Space Using the Koyck Distributed Lag Model. *Journal of Property Research* 10 (1993): 185-192.
8. Albert P. Barnett and A. Ason Okoruwa. Application of Geographic Information Systems (GIS) in Site Selection and Location Analysis. *The Appraisal Journal* LXI: 2 (April 1993): 245-253.
9. Reza Khorramshahgol, A. Ason Okoruwa, and Hossein Azani. Capital Budgeting in a Multiple Objective Environment. *Journal of Information and Optimization Sciences* (1989): 567-577.
10. A. Ason Okoruwa, Joseph V. Terza, and Hugh O. Nourse. Estimating Patronization Shares for Urban Retail Centers: A Poisson Gravity Model. *Journal of Urban Economics* (1988): 241-259.
11. Joseph V. Terza and A. Ason Okoruwa. An Algorithm for the Estimation of Poisson Regressions Involving Structural Change. *Communications in Statistics* (1985): 853-866.

PAPERS UNDER REVIEW

1. A. Ason Okoruwa. How to Interpret Regression Coefficients and Calculate Adjustments for Differences in Property Productivity Features. Submitted to the *Appraisal Journal*, January 2018.

PUBLICATIONS IN REFEREED PROCEEDINGS

1. Frank Thompson, Arthur T. Cox and A. Ason Okoruwa. The Treatment of Debt Financing for Capital Budgeting Decisions in Accounting, Finance, and Real Estate Courses. *Proceedings of the Southeast Chapter of The Institute of Management Sciences*, October 1992.
2. Reza Khorramshahgol and A. Ason Okoruwa. A Decision Support System for Resource Allocation Derived from Poisson Gravity Regression Analysis and Linear Goal Programming. *Proceedings of the Portland International Conference on Management of Engineering and Technology (PICMET)*, October 1991.

CHAPTERS IN PUBLISHED BOOKS

1. A. Ason Okoruwa and A. Frank Thompson. An Empirical Analysis of Real Estate Brokerage Ethics. in Stephen E. Roulac, editor, *Ethics in Real Estate, Research Issues in Real Estate, Vol. 5*, Boston: Kluwer Academic Publishers, 1999, 257-272.
2. A. Ason Okoruwa, Joseph V. Terza, and Hugh O. Nourse, Estimating Sales Using the Poisson Gravity Model, in John D. Benjamin, editor, *Megatrends in Retail Real Estate, Research Issues in Real Estate, Vol.3*, Boston: Kluwer Academic Publishers, 1996, 81-99.

OTHER PUBLICATIONS

1. A. Ason Okoruwa. *Real Estate Office Administration*, 1996. (Approved by the Iowa Real Estate Commission for use in education programs for real estate brokers.)
2. A. Ason Okoruwa. *Real Estate Office Organization*, 1996. (Approved by the Iowa Real Estate Commission for use in education programs for real estate brokers.)

UNPUBLISHED PAPERS

1. A. Ason Okoruwa. A Comparative Analysis of Appreciation in Value of Detached Single-Family and Townhouse Dwellings.
2. A. Ason Okoruwa. Real Estate Agent Disclosure of Observed Property Defects.
3. A. Ason Okoruwa. Intrametropolitan Variation in the Natural Vacancy Rates for Apartments.
4. A. Ason Okoruwa, Arthur T. Cox, and A. Frank Thompson. Profile of Mortgagors Choosing Adjustable Rate Versus Fixed Rate Mortgages: An Application of Discriminant Analysis.

CONFERENCE PRESENTATIONS

1. "Intrametropolitan Vacancy Rates for Apartments," presented at the 1995 Annual Meeting of the American Real Estate Society, Hilton Head Island, South Carolina, April 1995.
2. "Real Estate Agent Disclosure of Property Defects," presented at the 1994 Annual Meeting of the American Real Estate Society, Santa Barbara, California, April 1994.
3. "An Empirical Analysis of the Determinants of Buyers Satisfaction with Residential Real Estate Brokerage Services," Coauthored with G. Don Jud, presented at the 1993 Annual Meeting of the American Real Estate Society, Key West, Florida, April 1993.
4. "The Treatment of Debt Financing for Capital Budgeting Decisions in Accounting, Finance, and Real Estate Courses," Coauthored with A. Frank Thompson and Arthur T. Cox, presented at the 1992 Annual of the Southeast Chapter of the Institute of Management Sciences, Myrtle Beach, South Carolina, October 1992.
5. "A Comparative Analysis of Appreciation in Value of Detached Single-Family and Townhouse Dwellings," presented at the 1992 Annual Meeting of the American Real Estate Society, San Diego, California, April 1992.
6. "Application of Geographic Information Systems (GIS) in Site Selection and Location Analysis," Coauthored with Albert P. Barnett, presented at the 1992 Annual Meeting of the American Real Estate Society, San Diego, California, April 1992.
7. "Forecasting the Quantity of Retail Space Using the Koyck Distributed Lag Model," Coauthored with John D. Benjamin and G. Donald Jud, presented at the 1991 Annual Meeting of the American Real Estate Society, Sarasota, Florida, April 1991.
8. "Profile of Mortgagors Choosing Adjustable Rate Versus Fixed Rate Mortgages: An Application of Discriminant Analysis," Coauthored with Herbert R. Pickett, presented at the 1990 Annual Meeting of the American Real Estate Society, Lake Tahoe, Nevada, March 1990.
9. "Estimating Sales for Retail Centers: An Application of the Poisson Gravity Model," Coauthored with Joseph V. Terza and Hugh O. Nourse, presented at the 1989 American Real Estate Society, Washington, D.C., April 1989.
10. "Detached Single-Family and Townhouse Units' Price Indexes: A Comparative Analysis of Values," presented at the 1987 Annual Meeting of the American Real Estate Society, Orlando, Florida, April 1987.
11. "Estimating Patronization Shares for Urban Retail Centers: A Poisson Gravity Model," Coauthored with Hugh O. Nourse and Joseph V. Terza, presented at the 1986 Annual Meeting of the American Real Estate Society, San Diego, California, April 1986.

AD HOC REVIEWER (1989-1995)

Journal of the American Statistical Association
 The Journal of Real Estate Research
 Richard D. Irwin, Inc.

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS

Appraisal Institute
 Certified Commercial Investment Member (CCIM) Candidate
 American Society of Appraisers - Business Valuation Specialty (Former Candidate Member)
 The Institute of Business Appraisers (Former Member)
 American Real Estate and Urban Economics Association (Former Member)
 American Real Estate Society (Former Member)
 Financial Management Association (Former Member)

HONORS & AWARDS

American Real Estate Society's 1989 Grubb & Ellis Manuscript Prize for the best research paper on real estate market analysis - "Estimating Sales for Retail Centers: An Application of the Poisson Gravity Model," coauthored with Hugh O. Nourse and Joseph V. Terza.

North Carolina Central University, School of Business, Research Award, 1990.

PROFESSIONAL & COMMUNITY SERVICE

Board of Directors, Nebraska Chapter of the Appraisal Institute, 2000 - 2002
 Education Committee, Southwest Iowa Association of Realtors, 1999
 Coach, Council Bluffs Youth Soccer Association, 1999.
 Member, Human Relations Commission, Council Bluffs, Iowa, 1996 - 1998.
 Member, Plan and Zoning Commission, Pleasant Hill, Iowa, 1992 - 1994.
 Member, Board of Directors, Hayti Development Association, Durham, North Carolina, 1986-1989.

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