

## Commercial Real Estate Broker/Appraiser/Developer Qualifications

# TROY C. MULJAT, CCIM, CPM, ABR, CRB

Washington State Certified Commercial Appraiser & Broker

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### ***Background and Experience***

Troy Muljat was born and raised in Bellingham, WA. He graduated from Seattle Pacific University in Seattle, WA in May of 1992 with a Bachelor of Arts degree in Business Marketing. He has been a licensed sales agent since 1989. Troy worked as a staff appraiser for Palmer, Groth & Pietka, Inc. (Seattle Office), a commercial appraisal company with four MAI's, from July, 1992 to December, 1994. Troy then returned to Bellingham and is currently a commercial broker and appraiser for The Muljat Group, Inc. Troy is currently a level two candidate for the **MAI**, and a current associate member of the **Appraisal Institute**. Troy is also a candidate for the **CPM** by the Institute of Real Estate Management.

Troy's current real estate appraisal specialties are: Commercial office buildings, industrial buildings, retail development hotels, churches, all types of commercial land, income property, and medium to large multi-family complexes.

Troy specializes in commercial brokerage including: office buildings, multi-family; hotels; neighborhood retail centers and development property. Troy is also the owner of Landmark Real Estate Management. A property management company specializing in Apartments, single family homes, and commercial management.

Troy is also an accomplished developer and real estate investor. Some of his projects are as follows:

**Harris Square, Bellingham, WA** – Troy was a general partner/owner in the construction and successful sell-out of a 26 million dollar mixed used development. This condominium project consisted of 103 total units (88 residential condominiums and 15 commercial condominiums). This project took 2.5 years to plan, develop, build and sell-out. The project was built in 2004 and 2005.

**McKenzie Square, Bellingham, WA** – Troy is a general partner/owner in the construction of a mixed-use residential/commercial project in Fairhaven, Bellingham, WA. This development was recently completed is and hosts the new regional office of the Department of Ecology. The development will consist of 60-residential apartments, and 17,000 SF of commercial retail/office space. The estimated value of this project is 15 million dollars.

**Town Centre, Lakewood, WA** – Troy is a general partner/owner in the construction of a mixed uses residential/commercial project in Lakewood, WA. This project located on the corner of Bridgeport Way and Filbert Avenue was completed in November, 2005. This project consist of 34 apartment/homes and approximately 15, 500 SF of commercial retail/office. The project has a value of approximately 8.5 million dollars.

**Escape Day Spa, Bellingham, WA** – Troy is a general partner/owner in the recent remodel of the former Bergsma Building located at 1344 King Street, in Bellingham, WA. This building was completed renovated, and converted into a multi-tenant retail/office building in 2005. The main tenant is the Escape Day spa, of which Troy oversaw all construction. The building has a value of 2.5 million.

**Harbor Station** – Troy is a general partner/owner in a 62,000 SF retail center in Oak Harbor. This office/retail project was completed in January of 2008 and is valued over 20 million.

Troy also owns various other properties within the Bellingham market. For further details on any of Troy's holdings, please contact him directly.

**Olympic Plaza** – Troy is a general partner/owner and developer in a 15,000 SF retail center in Port Angeles, WA. This office/retail project was constructed and completed in 2007. This project has a value of approximately 4.5 million

**Ferndale Station** – Troy is a general partner/owner in a 43,000 SF retail center in Ferndale, WA. This office/retail project is currently under construction with a scheduled completion of December 2009. This project will have an estimated value of 13.5 million.

Troy also owns various other properties within the Bellingham market. For further details on any of Troy's holdings, please contact him directly.

### ***Current Professional Affiliations***

MAI Candidate	Appraisal Institute, Seattle Chapter
CBA Member	Commercial Investment Broker's Association
CCIM Designee	Certified Commercial Investment Member, NAR
NAR Member	National Association of Realtors
NAR, Appraisal Division Member	National Association of Realtors, Appraisal Division
NAREA Member	National Association of Real Estate Appraisers
WAR Member	Washington Association of Realtors
WCAR Member	Whatcom County Association of Realtors
NWMLS Member	Northwest Multiple Listings Association
BWCMLS Member	Bellingham – Whatcom County, Multiple Listing Association
IRWA Member	Seattle Chapter, International Association of Right of Ways
REBAC Member	Real Estate Buyer's Agent Council
BIA/BIAW	Building and Industry Association
ULI	Urban Land Institute Member
IREM	Institute of Real Estate Management (CPM Candidate)
ICSC	International Council of Shopping Centers Member

### ***Professional Licenses and Designations***

Washington Real Estate Sales Person License	270-03 MU-LJ-AT-C301MN
Washington Real Estate Appraisal License (General)	270-11 MU-LJ-AT-C301MN
Washington State DOL Certified Instructor	Number: 11717
Technology Committee Chair Person	WCAR, 1996, 1997, 1998, 1999, 2000, 2001
GAA (General Accredited Appraiser) Designation	NAR, Appraisal Division
ABR (Accredited Buyers Representative)	Real Estate Buyer's Agent Council
CCIM (Certified Commercial Investment Member)	CCIM Net, division of NAR
EPRO (Certified Electronic Realtor Professional)	NAR
RECS	Real Estate Cyber Society
CRB (Certified Real Estate Broker)	NAR

## ***Speaking Engagements***

Speaker - Whatcom County Association of Realtors, Bellingham, WA  
Speaker - John L. Scott Real Estate, Seattle, WA  
Speaker - Windermere Corporate Real Estate, Seattle, WA  
Speaker – Various WAR courses throughout the state of Washington  
Speaker – Technology Summit – Meydenbauer Center, Bellevue, WA  
Speaker – Ed-Con – Meydenbauer Center, Bellevue, WA

## ***Achievements***

Whatcom County Real Estate Rookie of the Year - 1996	Whatcom County Board of Realtors
Real Estate Teacher/Educator – 1999 - current	Washington State DOL
2001 President Elect	Whatcom County Assoc. of Realtors
2001 Realtor of the Quarter – 3 <sup>rd</sup> Quarter	Whatcom County Assoc. of Realtors
2001 WCAR Realtor of the Year	Whatcom County Assoc. of Realtors
2002 President	Whatcom County Assoc. of Realtors
2002 Communications Committee Member	National Association of Realtors
2001 and 2002 Information Systems Committee Member	Washington Association of Realtors
2004 VP, Information Systems Core Committee	Washington Association of Realtors
2003-2004 President	Boys and Girls Club – Bellingham
2004-2005 Vice-Chair of the Board	Bellingham/Whatcom Chamber
2005-2006 Chairman of the Board	Bellingham/Whatcom Chamber
2002, 2003 & 2005 Communications Committee Member	NAR – National Association of Realtors
2005 Research Committee Member	NAR – National Association of Realtors
2005 Communications Committee Member	NAR – National Association of Realtors
2006 Chairman of the Board	Bellingham/Whatcom Chamber

## ***Board of Directors Served***

Bellingham Boys and Girls Club Unit Board	2001-2006
Whatcom County Boys and Girls Club Alumni Board	1997-2002
Whatcom County Association of Realtors	1998-2002
Washington State Association of Realtors	1999-2004
Whatcom County Visitors and Convention Bureau	1998-2001
Partnership for a Sustainable Economy Advisory Committee - Chair	2001-2002
Bellingham/Whatcom Chamber of Commerce	2002-2007
Evergreen Christian School	2004-2006
Lynden Christian School Endowment Committee	2006-2009
Great Commission Coalition, Houston, Texas	2006-2009

## ***Appraisal Clients***

Bank Northwest	Lummi Tribal Council/Nation
Banner Bank	Pacific Northwest Bank
Business Bank of Skagit County	PGP Valuation
Cascade Bank	Port of Bellingham
Evergreen Financial	Seafirst Bank
First Mutual Bank	Seattle First National Bank
Frontier Bank	Seattle Mortgage
Horizon Bank	Skagit State Bank
InterWest Bank	SoCal Loan
Issaquah Bank	Trillium Corporation
Key Bank	US Bank Corp

Various Attorneys  
Various Individuals  
Washington Mutual

Washington State DOT  
Western Bank  
Whidbey Island Bank