

RUSS A. GRESSETT, MAI
President
TGC Realty Counselors, LLC
281.444.2044 / rgressett@tgcrc.com

EDUCATION

Masters - Land Economics and Real Estate - Texas A&M University, Dec. 1990

Bachelor of Science - Texas A&M University, Dec. 1988

CERTIFICATIONS AND DESIGNATIONS

Designated Member of the Appraisal Institute (MAI)

Licensed Real Estate Appraiser - Texas

Licensed Real Estate Broker – Texas

Licensed Property Tax Consultant - Texas

Arbitrator – Texas State Comptroller's Office

Member – Texas Association of Realtors

PROFESSIONAL EXPERIENCE

Thirty-Six Years in Commercial Real Estate Consulting, Valuation, Brokerage and Construction / Development

Mr. Gressett's experience includes a strong academic background in land economics and real estate finance as well as experience in commercial real estate appraisal and appraisal review, brokerage, mortgage underwriting due diligence and construction / development. He has experience in most major real estate markets in the United States and many of the tertiary markets as well.

Mr. Gressett has experience in dispute resolution in commercial litigation which has been developed through involvement in court cases requiring real estate consulting and valuation, brokerage, and development expertise.

Arbitration

As an experienced arbitrator, appraiser, and broker with decades of experience, Mr. Gressett is uniquely qualified to accommodate parties as an arbitrator in resolving market value, market rent and "equitable division" disputes of all sizes and shapes. These may arise in divorces, partnership disputes, estate disputes, landlord/tenant disagreements, contracts and numerous civil litigation circumstances that occur regularly in the marketplace.

Litigation Support

Mr. Gressett consults with attorneys, corporations, and individuals on complex commercial litigation issues. This area is complex because the matter is most often composed of seemingly disparate pieces. When the pieces are assembled, however, a picture emerges that brings focus and understanding. Mr. Gressett conducts forensic market research, evaluates market studies,

reviews and/or performs valuations, and conducts real estate forecasts back-in-time, currently, and forward-in-time to assess damages and bring context to the issues in question. Clarity does not develop by itself. Diligent research and insightful analysis bring clarity that can then be communicated to the parties in the dispute, thereby narrowing the gap in their perceptions of the controversy. This process, in many cases, leads to resolution and settlement.

Mr. Gressett has experience in numerous areas of commercial litigation. These areas involve commercial and residential real estate valuations and the assessment of damages due to varying stigmas. Mr. Gressett is involved on a continuous basis with the marketplace and thus has ongoing business experience in the valuation, brokerage, due diligence, and development of real estate to couple his expert testimony with on the stand. Mr. Gressett has also been involved in international arbitration involving properties in foreign countries.

A description of some of our practice areas that are offered to our attorney clients are as follows:

- Expert witness
- Preparation of expert reports estimating compensation due, damages and market value/s
- Deposition and cross examination assistance
- Review and rebuttal of expert reports as an in-house, non-testifying consultant
- Eminent domain (defendant's side)
- Exhibit preparation for trial
- Asset, estate, and probate valuations

