

# Craig L. Smith, MAI

## Smith-Parke and Company, Inc.

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### EDUCATION AND QUALIFICATIONS

Master of Arts in Real Estate  
University of Florida Gainesville, FL  
BS Business Administration University  
of Central Florida, Orlando, FL

### STATE CERTIFIED GENERAL APPRAISER

Florida  
Georgia  
North Carolina

### REAL ESTATE BROKER

Florida

### CERTIFIED EDUCATION PROVIDER

Instructor  
Florida DBPR

### ARELLO/IDECC

### CONTACT DETAILS

MOB +1 941.376.1899  
csmith@smith-parke.com

### EXPERIENCE

Craig Smith, MAI, is a nationally recognized subject matter expert in the Senior Housing and Health Care fields, providing Consulting, Valuation and Advisory Services. Mr. Smith holds the Member Appraisal Institute (MAI) and has conducted over 6,000 senior housing and healthcare assignments. He served as the National Practice Leader for Healthcare and Senior Housing for Colliers International until January 2018. His experience includes CCRC's, RRC's, Independent, Assisted Living, Memory Care, Skilled Nursing, Hospitals (acute care, specialty, and long-term care), ASC, Freestanding ER, MOB's, Radiation Oncology, Proton Therapy and entire health systems.

Former member of the Healthcare Financial Manager's Association (HFMA), Florida Health Care Association (FHCA), and was a founding and board member of the Retirement Housing Council. Mr. Smith also served on the Advisory Boards of the College of Public Health and Health Professions of the University of Florida and the Florida Smart House (a University of Florida technology demonstration project for disabled persons).

### PROFESSIONAL AFFILIATIONS AND ACCREDITATIONS

Designated Member- Appraisal Institute (MAI)

Former Fellow-Royal Institute of Chartered Surveyors

### COURSES AND SEMINARS

#### Panelist/Instructor:

Introduction to Real Estate Appraisal:  
Manatee Junior College, Bradenton, FL.

Appraising Retirement Housing: National Real Estate Development Center, Convention

Financing Retirement Communities:  
Retirement Housing Council.

Health of the Retirement Housing Industry:  
Retirement Housing Council, Conference.

Restructuring Troubled Retirement Communities: Retirement Housing Council

Management/Budgeting in Long Term Care: Retirement Housing Council Valuations of Health Care Business: Florida Institute of Certified Public Accountants.

Healthcare Business Valuation:  
Florida Institute of Certified Public Accountants

Feasibility/Market Selection for ALF/Long Term Care Development: Retirement Housing Council.

Valuation and Assessment of Health Care Facilities - IAAO

Market Feasibility of CCRC and Rental Retirement – Florida Hospital Association

Presenter - In-Home Telemonitoring:  
A Case Study in Successful Implementation:  
ICADI (International Conference on Aging, Disability and Independence)

**Craig L. Smith, MAI**  
**Smith-Parke and Company, Inc.**

*PUBLISHED ARTICLES AND  
QUOTATIONS*

*May 2007 – Texas Real Estate  
Business – “The Changing Face of  
Retirement Communities”*

*July 2007 – Southeast Real Estate  
Business – Senior Housing: “The New  
School For An Older Crowd”*

*November 2007 – NAIOP Real Estate  
Briefings – Medical Development:  
“Medical Office Development Continues  
to Rise”*

*April 2008 – Real Estate Finance -  
“Medical Office Development Continues  
to Rise as Aging Demographics Drive  
Demand for New Space”*

*March 2007 – Quoted - Orlando  
Business Journal — “Avalon Park  
Project to include senior apartments”*

*March 2007 – Quoted – Orlando  
Business Journal – “Not Your  
Grandpa’s Clubhouse”*

*August 2007 – Quoted – Washington  
Times – “Medical Offices on Rise In  
Area”*

*September 2007 – Quoted – The  
Arizona Republic – “Demand for  
Medical Office Rises as Population  
Grows, Ages”*

# **Craig L. Smith, MAI**

## **Smith-Parke and Company, Inc.**

### *EXPERT IN FOLLOWING CASES*

*ODOT v Rogue Valley Manor (CCRC), Case#054452E2 Condemnation*

*Benedict v Breed, proposed Retirement Campus, Case#1514/97 Superior Court  
Winchester County, NY*

*GRE Ocala, Inc. -v- Oakwood Nursing Center, Inc., Case No. 10-1656-CA-G; Circuit  
Court, Fifth Judicial Circuit Marion County, Florida.*

*Long Beach Medical Center, et al, US Bankruptcy Court Eastern District of New York.  
Case No. 14-705893*

*Summa Health System -v- Western Reserve Hospital Partners, LLC et al., Case No.  
CV-2015-02-0919, Court of Common Pleas, Summit County, Ohio*

*Whitney Center (CCRC) v City of Hamden, CT-Assessment Appeal*

*Santa Clara County Assessment Appeals Board, CC-Palo Alto APN-142-02-020-021*

*CCRC Propco/Brookdale Cypress Village -v- Duval County Property Appraiser PNR-  
167770-1005*

*United Church Homes and Services -v- NCDOT P#STP-0016(4)*

*Partnership dispute-Ambulatory Surgery Center Hillsborough County, FL*

*Citrus HMA LLC (Seven Rivers Hospital) -v- Citrus County Property Appraiser ID  
17E17S31*

*Venice HMA LLC (Venice Hospital) -v- Sarasota County Property Appraiser ID  
0429260017*

*Propco Brookdale West Boynton -v- Palm Beach County Property Appraiser ID  
424515130020030*

*Bayfront Health (Bayfront Hospital) -v- Pinellas County Property Appraiser*

*Tenet Frisco LTD (Baylor Scott White Hospital) -v- Collin County TX Assessor*

*Columbia Medical Center of Plano (HCA Medical City Hospital) -v- Collin County TX  
Assessor*

*HCR Properties (3 Arden Courts) -v- Fairfax County VA Assessor*

*Valley National Bank -v- Inn at University Village*

*Partnership dispute-CCRC Phoenix AZ*

*CCRC Prop Co Cypress Village-CCRC Jacksonville FL v Jacksonville/Duval County*

*Classic Business Trust-Brookdale WPB West Palm Beach, FL v Palm Beach County*