

## **CURRICULUM VITAE**

### **S. PARKERSON M<sup>C</sup>ENERY, MAI**

State of Louisiana Certified General Real Estate Appraiser #G1526

State of Louisiana Licensed Real Estate Broker #995695203

State of Mississippi Licensed Real Estate Broker #23680

Formerly Licensed General Certified Real Estate Appraiser in Mississippi and Alabama

#### ***Primary Real Estate Business Experience:***

- McEnery Residential, LLC – Sponsoring Broker (August 2018 – Present)
  - Residential real estate sales company closed over \$300 million in 2022
- The McEnery Company – Sponsoring Broker (April 2018 – Present)
  - Commercial real estate sales company closed over \$200 million in 2022
- The M<sup>C</sup>Enery Company – Real Estate Appraiser / Agent (November 2015 – March 2018)
- The M<sup>C</sup>Enery Company – Executive Vice President (April 2004-October 2015)
- Murphy, McEnery and Company, LLC - Staff Appraiser 2010
- Murphy, McEnery and Company, LLC - Regional Manager (May 2003-2009)

#### ***Practical Real Estate Experience:***

- Commercial Real Estate Appraisal
  - 20 Years of Experience – All Real Property Types
  - Designated MAI
  - Passed all 4 Modules of the Comprehensive Exam for MAI Designation on first attempt
  - Passed Demonstration of Knowledge Appraisal Report on first submittal
  - Professionally opined on market value on an estimated \$2 billion in commercial real estate
  - Successfully completed complex valuation assignments in Alabama, Louisiana, Mississippi, Pennsylvania & Texas
- Real Property Consultation:
  - Market rent dispute resolution related to over 1,000,000 square feet of industrial space along the Delaware River (Philadelphia, PA)
  - Site selection & internal feasibility study on corporate real estate needs (Albuquerque, NM)
  - Extensively involved in site selection and land procurement for private compensatory wetlands mitigation bank development and widespread marsh restoration (Louisiana).
  - Site selection and unit procurement for short-term rental development (Nashville, TN)
  - Forensic accounting assistance in the development of accounting-based valuation of a portfolio of twenty-one (21) compensatory wetlands mitigation banks (Louisiana)
  - Market Rent Study of COVID-19 impact on national food hall market and related marketed extracted imputed lease amendment for a New Orleans food hall.
  - Acquisition analysis
  - Litigation support
  - Internal modeling
  - Lease reviews and analysis
  - Negotiated a very favorable settlement and buy-out of a complex lease of over 32,000 SF of space between one of the largest banks in the country and three separate property owners impacted by the lease
  - Negotiated fair market rent terms for a complex food hall lease dispute during the COVID-19 pandemic.
  - Negotiated a loan work-out on a CMBS loan collateralized by a COVID-19 impacted hotel in New Orleans
- Real Estate Development:

Fee Based, Project Management and Personal Real Estate Development and Investment equaling more than \$50 million in transactional value:

- o Ten (10) Unit condominium conversion with State Historic Tax Credits – New Orleans, LA
  - o 100 Unit Apartment Equity Raise & Personal Investment – New Orleans, LA
  - o Build to Suit Renovation: Gracious Bakery + Café Commissary – New Orleans, Louisiana
  - o Tammany Home Center Acquisition and Renovation – Covington, Louisiana
  - o LC Properties of Lafayette Build-to-Suit Development – Lafayette, Louisiana
  - o LCR – West Monroe Build-to-Suit Development – West Monroe, Louisiana
  - o LCR – The Plumbing Warehouse, Renovation – Baton Rouge, Louisiana
  - o 1824 Sophie Wright Place Historic Tax Credit Renovation - New Orleans, Louisiana
  - o 1713 Corbin Road Industrial Property Renovation - Hammond, Louisiana
  - o 2428-2430 Valence Street Historic Renovation - New Orleans, Louisiana
  - o Avondale Shipyard Capital Expenditure Analysis, Avondale, Louisiana
  - o Residence Josephine, Unit 301, Short-Term & Corporate Rental – New Orleans, Louisiana
  - o Countryside 45 Lot Garden Home Subdivision Land Development – Goodbee, Louisiana
  - o Statesboro Crossing, 155,185 SF Retail Power Center – Statesboro, Georgia
- Real Estate Brokerage:  
 Procuring agent for residential and commercial real estate transactions totaling more than \$300 million in production, with the most notable recent transactions including:
  - o 301 St. Charles Avenue, New Orleans, LA: Price \$4.75 million / 8.28.2014
  - o Lake Vista Wren Street Condominium Site: Price \$3.50 million / 10.6.2014
  - o 734-736 Union Street, New Orleans, LA: Price \$2.00 million / 1.9.2015
  - o 2101 N. Highway 190, Covington, LA: Price Not disclosed / 9.18.2015
  - o 3100 Ambassador Caffery, Lafayette, LA: Price Not disclosed / 1.20.2016
  - o 6028 Magazine Street, New Orleans, LA: Price \$1,215,000 / 8.9.2016
  - o 818 St. Charles Avenue, New Orleans, LA: Price \$3,425,000 / 8.29.2016
  - o 118 Vincent Place, Metairie, LA: Price Not Disclosed / 9.15.2016
  - o 612 Julia Street, New Orleans, LA: \$1,605,000 / 11.4.2016
  - o 1205 Louisiana Avenue, New Orleans, LA: Price Not Disclosed / 6.23.2017
  - o Mile Marker 55 on the Mississippi River, UBT Facility: \$4,300,000 / 10.31.2017
  - o 2400 St. Charles Avenue, New Orleans, Louisiana: Price not disclosed / 12.21.2017
  - o Creekside Self-Storage Center, Hammond, Louisiana: \$760,000 / 2.2.2018
  - o Abita View Retail Center, Covington, Louisiana: \$1,840,000 / 3.28.2018
  - o 339 Carondelet Street, New Orleans: \$4,600,000 (14 Condo Sales in 90 days) 2018
  - o Residence Josephine Condominium Sales: Over \$7,000,000 in sales (2017-2019)
  - o 1144 Camp Street, New Orleans, Louisiana: Long-term Lease (July 2018)
  - o Canal & Royal Street: Historic Building Assemblage (March 2020)
  - o 709 Jackson Avenue, New Orleans, LA - not disclosed (August 2019)
  - o 1324 Foucher & 3618 Coliseum Apartments: \$1,500,000 (May 2019)
  - o 1201 Baronne Street: \$1,815,000 (June 2019)
  - o Three Rivers Road Development Tract: \$950,000 (November 2019)
  - o French Truck Coffee Lease: 650 Poydras (April 2018)
  - o Blue Cross Blue Shield Lease: 1340 Poydras (May 2018)
  - o Bienville Townhomes: 20-unit townhome purchase (August 2019)
  - o Pike County, MS – 55 acre Retreat Sale (June 2019)
  - o North Military Road Development Tract: \$1,075,000 (March 2020)
  - o 3500 Canal Street, New Orleans, LA: \$3,350,000 (April 2020)
  - o 3013-3017 Chartres Street, New Orleans, LA: \$495,000 (March 2020)
  - o 1101 Aline Street, New Orleans, LA: \$10,400,000 (August 2021)
  - o 1508 Seminole Avenue, New Orleans, LA: \$2,200,000 (August 2021)
  - o 2817 Napoleon Avenue, New Orleans, LA: \$1,750,000 (August 2021)
  - o 6000 Chef Menteur Highway, New Orleans, LA (June 2020)
  - o 42548 Happywoods Road, Hammond, LA: \$3,995,000 (March 2021)
  - o Canal & Royal Street, New Orleans, LA: \$3,500,000 (April 2020)
  - o Yard 9 on the Mobile River, Mobile, AL: \$9,250,000 list (August 2021)

- o 1600 St. Charles Avenue, New Orleans, LA: \$2,250,000 (March 2021)
- o 2255 St. Charles Avenue, New Orleans, LA: \$2,550,000 (February 2021)
- o 3500 Canal Street, New Orleans, LA: \$3,350,000 (April 2020)
- o 2239 Poydras Street, New Orleans, LA: \$5,400,000 (January 2021)
- o 2255 St. Charles Avenue, New Orleans, LA - \$2,950,000 (February 2021)
- o 1600 St. Charles Avenue, New Orleans, LA - \$2,250,000 (March 2021)
- o 7611 Maple Street, New Orleans, LA – \$2,731,000 (March 2021)
- o 42548 Happywoods Road, Hammond, LA - \$3,950,000 (March 2021)
- o 1713 Burgundy Street, New Orleans, LA - \$1,350,000 (July 2021)
- o 1101 Aline Street, New Orleans, LA - \$10,400,000 (July 2021)
- o 1508 Seminole Avenue, Metairie, LA - \$2,200,000 (July 2021)
- o 2817 Napoleon Avenue, New Orleans, LA - \$1,750,000 (July 2021)
- o West Causeway Approach, Mandeville, LA - \$950,000 (October 2021)
- o Northpointe Industrial Park, Covington, LA - \$740,000 (October 2021)
- o 1709 St. Andrew & 2103 Baronne Streets, New Orleans, LA - \$1,762,500 (Dec. 2021)
- o Johnsen & Lee Road (200 acres), Covington, LA \$2M plus in land sales (2017-Present)
- o 4423 Lasalle Street, New Orleans, LA – Price not disclosed (May 2022)
- o 2400 Napoleon Avenue, New Orleans, LA – \$1,250,000 (December 2022)
- o Inn at the Old Jail, New Orleans, LA - \$1,800,000
- o 1000 Howard Avenue, New Orleans, LA - \$8,400,000 (December 2022)
- o 2237 Poydras Street, New Orleans, LA - \$3,500,000 (December 2022)
- o Palmetto Trace Apartments, New Orleans, LA - \$22,000,000 (August 2022)
- o 20 Acres at Read & I-10, New Orleans, LA – Price not disclosed (March 2022)

Sponsoring Broker at McEnery Residential, LLC (<https://www.mceneryresidential.com/agents.php>) a boutique residential real estate brokerage with a total of seventy-one (71) licensed real estate agents.

Sponsoring Broker at TMC Realty, LLC (<http://www.mceneryco.com/staff-type/brokerage/>) a commercial real estate real estate brokerage with a total of sixteen (16) licensed real estate agents and brokers.

- Property Management:

- o Tammany Home Center, 30,000 SF retail center, Covington, Louisiana
- o 1713 Burgundy Street, New Orleans, Louisiana – 10 unit property
- o 1309 Dauphine Street, New Orleans, Louisiana – luxury 7 unit apartment property
- o 1117 Ninth Street, New Orleans, Louisiana – 10 unit condo association
- o Family land management assistance related to more than 2,500 acres of land located in multiple parishes across Louisiana
- o 7220 Earhart Boulevard, New Orleans, LA (4 years from development to disposition)
- o Valence Partners, LLC & M&P 301, LLC – Short Term Rental Management

***Memberships, Licenses, Etcetera:***

- Member – The Appraisal Institute ®, awarded designation of MAI in 2014
- State of Louisiana Certified General Real Estate Appraiser #G1526
- Prior State of Alabama Certified General Real Property Appraiser #G00878
- Prior State of Mississippi Certified General Real Property Appraiser #G00878
- State of Louisiana Licensed Real Estate Broker
- State of Mississippi Licensed Real Estate Broker
- Managing Member: S. Parkerson Holdings, LLC
- Member / Partner: Central St. Tammany Land Holding Company, LLC
- Member / Partner: Valence Partners, LLC
- Managing Member: 1713 Corbin, LLC
- Managing Member: M & P 301, LLC
- Managing Member: Statesboro McEnery, LLC

- Managing Member: Legacy McEnery, LLC
- National Association of Realtors
- New Orleans Metropolitan Association of Realtors
- Member – Trinity Episcopal Church, New Orleans, LA

***Qualified as Expert Witness:***

29th Judicial District Court: St. Charles Parish - Judge Robert A. Chaisson, Eminent Domain Case  
 United States Bankruptcy Court: Southern District of Mississippi - Judge Katharine M. Samson  
 Court of Appeal, Fourth Circuit, State of Louisiana – Judge Piper D. Griffin (ERG vs. Green Coast)

See attached litigation support case log (upon request)

***Education:***

Appraisal Institute – Chicago, Illinois – 2003 – Present

*Appraisal Institute Seminars*

- Scope of Work: Expanding Your Range of Services (New Orleans, Oct. 2003)
- Appraising Convenience Stores (New Orleans, January 2005)

*Appraisal Institute Courses*

- Course 110: Appraisal Principles (Austin, TX, January 2004)
- Course 120: Appraisal Procedures (Plano, TX, March 2004)
- Course 410: National USPAP Course (Plano, TX, March 2004)
- Course 310: Basic Income Capitalization (Atlanta, GA, February 2005)
- Course 330: Apartment Appraisal: Concepts and Applications (Online, July 2006)
- Course 320: General Applications (Online, October 2006)
- Course 520: Highest and Best Use and Market Analysis (Houston, TX, Oct. 2006)
- Course 510: Advanced Income Capitalization (December 2007)
- General Site Valuation and Cost Approach (Online, December 2008)
- Course 530: Advanced Sales Comparison & Cost Approaches (Arlington, TX July 2009)
- Course 405G: General Appraiser Report Writing & Case Studies (Houston, TX March 2010)
- Course - Advanced Concepts and Case Studies (Houston, TX 2011)
- Demonstration Report Capstone Program (Louisville, KY 2014)
- USPAP Course: 7-Hour Equivalent USPAP Update Course, Online (2012)
- USPAP Course: 7-Hour Equivalent USPAP Update Course, Online (2014)
- Course: Litigation Appraising: Specialized Topics and Applications, Cincinnati, OH (October 2019)
- Course: Appraisal of Medical Office Buildings, Online (March 2020)
- Course: Business Practices & Ethics, Online (March 2020)
- Course: Forecasting Revenue, Online (April (2020)
- Course: Appraisal of Medical Office Buildings, Online (March 2020)
- Course: Transferred Value - Whitmer (Metairie, Louisiana (September 2022)
- Course: Subdivision Valuation, Online (December 2022)
- Course: Analyzing Operating Expenses, Online (December 2022)
- Course: 2022-2023 USPAP Update Course, Online (December 2022)

CCIM Institute – Chicago, Illinois – 2006 – Present

*CCIM Institute Courses*

- CCIM - Calculator Course: (Memphis, TN, July 2006)
- CCIM – CI- Intro Course: (Memphis, TN, July 2006)

Rhodes College – Memphis, Tennessee

- College of Arts and Sciences, Bachelor of Arts Degree – 2003
- Major: History; Minor: Business
- Real Estate Related Courses:
  - Finance
  - Financial Accounting

Franklin Road Academy – Nashville, Tennessee (High School Diploma – 1998)

***Selected List of Current and Previous Clients:***

R. King Milling  
The Episcopal Diocese of Louisiana  
Louis M. Freeman  
Whitney Bank  
United States Department of the Interior  
Iberia Bank  
Fidelity Homestead Bank  
Favrot & Shane Companies / 1<sup>st</sup> Lake  
The Hooper Family  
Capital One Bank  
BBVA Compass Bank  
French Market Corporation  
Regions Bank  
Blue Cross Blue Shield of Louisiana  
Restoration Systems  
HILCO Redevelopment Partners  
Luke Guarisco  
The Domain Companies  
Coastal Commerce Bank  
American Business Lending  
Catholic Charities  
Oliver S. Montagnet, Jr.  
Prescott Bailey  
Frank Maselli  
Jeffery Goldring  
The Walk Family

Hajoca Corporation  
Roland and Mary von Kurnatowski  
Kevin R. Lyle  
Weyerhaeuser Company  
Hancock Bank  
J. P. Morgan Chase Bank  
Michael Carbine  
Adams & Reese, LLP  
Trustmark National Bank  
Gulf Coast Bank & Trust  
Chaffe McCall  
Resource Bank  
Stone PigmanWalther Wittman  
T. Parker Host  
Bellwether Technology Corporation  
Brian C. Gibbs  
Home Bank  
Roedel, Parsons, A Law Corporation  
Metairie Bank and Trust  
Liberty Self-Storage / Bennett Brothers  
LCR / The Plumbing Warehouse  
Society of St. Vincent de Paul  
Matt Bowers  
Hosteeva  
Clark P. Fitz-Hugh  
David Oreck

***Notable Completed Real Property Appraisal Assignments:***

New Orleans Centre  
Bender Shipbuilding and Repair Yards  
Ace Machine & Fabrication Portfolio  
Monroe Motor Speedway  
Proposed Stephen's Garage Apartment Project  
Proposed Marigny Lofts Apartment Project  
The Rouzan – Traditional Neighborhood Development  
The Maritime Building  
Delta National Wildlife Refuge  
Inn by the Sea  
Lindy Boggs / Mercy Hospital Site - St. Margaret's  
New Orleans Exchange Centre / Chevron Building  
Bossier Towne Center  
Domain Companies Land Acquisitions  
Crossroads Psychiatric Hospital  
CEMUS – Deep waterfront Industrial Tract  
Highland Community Hospital Medical Buildings  
Parkside Plaza Retail Center  
Hub City Lofts – Proposed Apartment Project  
Big Branch National Wildlife Refuge  
Tipitina's  
Land between the Lakes – 21 ½ Miles of Shoreline  
Riverview Plaza Office Tower  
City View Condos  
Mobile Press Register Headquarters  
The Plaza Tower

Downtown New Orleans  
Port of Mobile, Alabama  
South Central Louisiana  
Monroe, Louisiana  
Downtown New Orleans  
New Orleans, Louisiana  
Baton Rouge, Louisiana  
Downtown New Orleans  
Coastal Louisiana  
Pass Christian, Mississippi  
New Orleans, Louisiana  
Downtown New Orleans  
Bossier City, Louisiana  
Downtown New Orleans  
Alexandria, Louisiana  
Baton Rouge, Louisiana  
Picayune, Mississippi  
Laurel, Mississippi  
Hattiesburg, Mississippi  
St. Tammany Parish, Louisiana  
New Orleans, Louisiana  
Lake Martin, Alabama  
Downtown Mobile, Alabama  
Downtown Jackson, Mississippi  
Mobile, Alabama  
New Orleans, Louisiana

**Birthday:** January 13, 1980  
**Email:** [parke@mceneryco.com](mailto:parke@mceneryco.com)  
**Website Profile:** <http://www.mceneryco.com/parke-mcenery/>  
**Hourly Rate:** \$400 per hour, minimum