

TROY C. MULJAT, CCIM, e-PRO, ABR, CRB

Washington State Certified Commercial Appraiser

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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 Designated Members of the Appraisal Institute, 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 Candidate for Designation with the **Appraisal Institute**. Troy also holds the **CCIM** and **CPM** memberships through the **National Association of Realtors**.

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.

Additionally, Troy specialized in brokerage of new construction, both single-family subdivision development and multi-family brokerage and development.

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. Please contact him directly for a list of past and present projects.

Current Professional Affiliations

Appraisal Institute
CBA Member
CCIM Designee
NAR Member
NAR, Appraisal Division Member
NAREA Member
WAR Member
WCAR Member
NWMLS Member
BWCMLS Member
IRWA Member
REBAC Member
BIA/BIAW
ULI
IREM

Appraisal Institute, Seattle Chapter
Commercial Investment Broker's Association
Certified Commercial Investment Member, NAR
National Association of Realtors
National Association of Realtors, Appraisal Division
National Association of Real Estate Appraisers
Washington Association of Realtors
Whatcom County Association of Realtors
Northwest Multiple Listings Association
Bellingham – Whatcom County, Multiple Listing Association
Seattle Chapter, International Association of Right of Ways
Real Estate Buyer's Agent Council
Building and Industry Association
Urban Land Institute Member
Institute of Real Estate Management (CPM Candidate)

Continuing Education

Appraisal Institute Courses:

Course 101	Introduction of Appraising Real Property - <i>Sept. 1992</i>
Course 310	Basic Income Capitalization (Part A) - <i>Sept. 1993</i>
Course 410	Standards of Professional Practice (Part A) - <i>March 1993</i>
Course 420	Standards of Professional Practice (Part B) - <i>April 1993</i>
Course 510	Advanced Income Capitalization - <i>March 1994</i>
Course 540	Report Writing and Valuation Analysis - <i>Nov. 1994</i>
Course 550	Advanced Applications – <i>Nov. 1997</i>
Course 700	Litigation Valuation Analysis – <i>March 1998</i>
Demo Report Seminar	Demonstration Report Writing Seminar – <i>August 1998</i>
Course 430	Standards of Professional Practice (Part C) – <i>Oct. 1998</i>

CCIM Courses:

CI 101	Challenge Test for 101 – <i>May 1999</i>
CI 201	Market Analysis for Commercial Investment - <i>April 1996</i>
CI 104	Challenge Test for 104 – <i>December 1999</i>
CI 103	Challenge Test for 103 – <i>May 2000</i>

Other State Approved Real Estate Courses:

Real Estate Principles - <i>September 1989</i>
Real Estate Finance - <i>January 1991</i>
Real Estate Investing - <i>March 1992</i>
Creative Real Estate Financing - <i>June 1992</i>
Financing Residential Income Property - <i>Jan. 1996</i>
New Construction: Listing and Selling - <i>March 1996</i>
Current Legal Issues in Real Estate Today - <i>April 1996</i>
NW Multiple Listing Forms - <i>May 1996</i>
Become A Superstar in RE - <i>October 1996</i>
Power Listing - <i>October 1996</i>
Winning the Commission Battle - <i>October 1996</i>
How to List the Buyer - <i>October 1996</i>
Residential Agency - <i>November 1996</i>
Real Estate Law - <i>December/January 1996/1997</i>
Broker Business Management - <i>March 1997</i>
Legal Aspects of New Construction – <i>November 1997</i>
ABR – Accredited Buyers Representative – <i>April 1998</i>
Real Estate Law – <i>July 1998</i>
Custom Construction, Working with Bankers and Builders – <i>November 1998</i>
Instructor Training Institute – <i>April 1999</i>
Right of Ways - International Association of Right of Ways <i>May 2000</i>
Partial Interest Valuation – <i>October 2001</i>

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
CREA (Certified Real Estate Appraiser) Designation	National Association of Real Estate Appraisers
CCRA (Certified Commercial RE Appraiser) Designation	National Association of Real Estate Appraisers
ABR (Accredited Buyers Representative)	Real Estate Buyer's Agent Council
CCIM (Certified Commercial Investment Member)	CCIM Net, division of NAR
E-pro (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 rd 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 VP	Bellingham/Whatcom Chamber
2005-2006 President	Bellingham/Whatcom Chamber
2002, 2003 & 2005 Communications Committee Member	NAR
2005 Research Committee Member	NAR


Board of Directors Served

Bellingham Boys and Girls Club Unit Board	2001-2003
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	2002-2006

Appraisal Clients

Bank Northwest	US Bank Corp
Banner Bank	Various Attorneys
Cascade Bank	Various Individuals
Evergreen Financial	Washington Mutual
First Mutual Bank	Washington State DOT
Frontier Bank	Western Bank
InterWest Bank	Whidbey Island Bank
Issaquah Bank	
Key Bank	
Lummi Tribal Council/Nation	
Pacific Northwest Bank	
PGP Valuation	
Port of Bellingham	
Seafirst Bank	
Seattle First National Bank	
Seattle Mortgage	
Skagit State Bank	
SoCal Loan	
Trillium Corporation	

***Last updated: March 2005

STATE OF WASHINGTON			
DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION			
THIS CERTIFIES THAT THE PERSON NAMED HEREON IS AUTHORIZED, AS PROVIDED BY LAW, AS A			
CERTIFIED GENERAL REAL ESTATE APPRAISER			
TROY C MULIAT 510 LAKEWAY DRIVE BELLINGHAM WA 98225			
Cert/Lic No.	Issued Date	Expiration Date	<i>Elizabeth A. Luce</i> Director
1100421	12/15/1994	07/15/2012	

PL-630-100 (R12/04)