

## **DAVID JIRASEK, ALC, CCIM**

### **Accredited Land Consultant Certified Commercial Investment Member**

David was actively engaged as a real estate appraiser from 1983 to 1997, in the analysis and mass appraisal of real estate for property taxation, and held a general certified appraisal license from 1994 to 2012. Since 1997, David has been involved in such services as sale, leasing, build to suit, tenant representation, due diligence, site location, real estate taxation representation and tax deferred exchanges of Commercial, Industrial and Investment Properties, and all types of Land Investments, including, Farms, Ranches, Transitional, Development Land, Subdivision, Wholesaling, Site Selection & Assemblage of Tracts, and has assisted in the economic development of multifamily, retail, office, restaurant, industrial, and land developments.

#### **COLLEGE EDUCATION**

Attended Temple Junior College: Some studies included Drafting & Design courses such as: General Technical, Machine, Architectural, Strength of Materials, Advanced Architectural, Topographic (Surveying Fundamentals), Structural, Industrial Mechanics, Computer Aided Drafting, Descriptive Geometry, Engineering Drawing, Computer Aided Design, and the following Real Estate courses: Real Estate Marketing & Ethics, Spring 1984, Real Estate Fundamentals, Real Estate Appraisal I & Real Estate Law, Fall 1984, Real Estate Management & Real Estate Finance, Spring 1985. Attended McLennan Community College: Appraisal II (Income Property Appraising), Spring 1991. Attended Central Texas College - Basic Studies

#### **APPRAISAL EDUCATION**

Board of Tax Professional Examiners approved courses for Appraisal District educational purposes, including: Introduction to Property Tax System 9-1983, Introduction to Appraisal 5-1984, Cost Approach to Value 6-19-1985, Market Approach 12-14-1984 and Income Approach to Value 2-6-1986, Property Tax Law 7-22-1987, Mass Appraisal Concepts 8-12-1987 and Valuation of Agricultural Land 8-8-1990.

#### **PROFESSIONAL AFFILIATIONS**

Real Estate (Agent 1985) Broker license issued in 1994 by Texas Real Estate Commission; Senior Property Tax Consultant license issued in 1994 by the Texas Department of Licensing & Regulation; Commercial Investment Real Estate Institute \* Central Texas CCIM Chapter Member; Realtors Land Institute; Texas Association of Business Brokers; National Association of Realtors, Texas Association of Realtors \* Temple-Belton Board of Realtors; Central Texas MLS; Waco Association of Realtors MLS; Austin Board of Realtors MLS; Bryan-College Station Association of Realtors MLS, and Texas Alliance of Land Brokers.

#### **ACCREDITATION**

(CCIM) Certified Commercial Investment Member; (ALC) Accredited Land Consultant  
Remote Pilot Airman Certificate, Federal Aviation Administration

#### **OTHER AFFILIATIONS**

Member & Treasurer of Troy Area Chamber of Commerce, Inc.; Former Member, Board of Directors of Pendleton Water Supply Corporation, 2000-2006; Former Member, Board of Directors of Temple-Belton Board of Realtors, 2005 & 2006; Temple Beekeepers Association.

#### **Notable Farm & Ranch Sales:**

326 Acres, East Highway 53 & Oscar School Road, Pasture & Cultivated, Temple, Bell County.

215 Acres, FM 438 & Bottoms Road, Cultivated, Troy, Bell County.

151 Acres, Wilson Valley & FM 436, Leon, Little & Lampasas Riverfront, Academy, Bell County.

148 Acres, FM 2184, Rogers, Pasture, Bell / Milam County line.  
139 Acres, Little Flock Road, Pasture & Cultivated, Cottonwood Creek, Temple, Bell County.  
100 Acres, Bottoms Road, Big Elm Creek, Pasture, Troy, Bell County.

**Notable Commercial - Industrial Sales:**

NNN Leased, 14,100+sf Site, NWC Airport Blvd & Springdale Rd, East Austin, Travis County.  
28,900+sf Cold Storage & Distribution Facility, Redeveloped into National Brewery, Temple, Bell County.  
Municipal Redevelopment Assemblage, Entire Block of East Avenue C & South 4<sup>th</sup> Street, Temple, Bell County.

**Notable Farm & Ranch Acquisitions & Buyer Representation:**

148 Acres, Cattle & Hunting Ranch, Moonlight Drive, Robinson, McLennan County.  
100 Acres, Big Elm Creek, Bottom Land Farm, FM 940, Rogers (Red Ranger), Bell County.

**Notable Commercial - Industrial Acquisitions & Buyer/Tenant Representation:**

Love's Country Store & Truck Stop, IH-35, Troy Texas  
Love's Country Store & Truck Stop, IH-20, Sweetwater Texas  
13,000+ Sq.Ft. Office, Former TXU/Oncor Regional HQ, Downtown Temple, Bell County.  
7,100+ Sq.Ft. Retail, NNN Leased Sear's Hometown Store, Gatesville, Coryell County.  
20 Acres, Pipe Yard Ground Lease, N. IH-35 Industrial District, Temple, Bell County.

**CONTINUING EDUCATION**

Workshop on Valuation of Machinery and Equipment, IAAO, October 23, 1987  
Champions School of Real Estate, Mandatory Continuing Education, April 4 & 5, 1992  
34<sup>th</sup> Property Taxation & State Comptrollers Property Tax Division 14<sup>th</sup> Annual Conference, Dec 14-16, 1992  
I410 Standards of Professional Practice, Part A (USPAP), Appraisal Institute August 30 & 31, 1993  
II420 Standards of Professional Practice, Part B, Appraisal Institute, September 1 & 2, 1993  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, November 5, 1993  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, March 4, 1994  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, August 5, 1994  
TAAD, Developing Neighborhood Analysis Factors Seminar, September 19-20, 1994  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, November 4, 1994  
DRA's Property Tax Institute, Ethics Seminar, December 6, 1994  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, March 3, 1995  
Buyer Representation: Practical Applications/Strategies, Continuing Education Institute, June 10, 1995  
Mediation and Property Condition Issues, Continuing Education Institute, June 17, 1995  
Commercial / Investment Real Estate Update 1995, Continuing Education Institute, October 10, 1995  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, November 3, 1995  
Fifteenth Annual Conference, Texas Association of Appraisal Districts, February 18-21, 1996  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, March 1, 1996  
Texas Association of Appraisal Districts, Centra-Plex Chapter Meeting, November 1, 1996  
Exchanging: Structuring a 1031 Exchange, Continuing Education Institute, June 24, 1997  
Commercial Real Estate Contracts, Continuing Education Institute, November 12, 1997  
USPAP Appraisal Standards & Ethics APPR, Austin Institute of Real Estate, November 18, 1997  
Pricing Property To Sell, Austin Institute Of Real Estate, February 20, 1998

CI 401: Introduction To Commercial Real Estate Analysis, Commercial Investment RE Institute, August 2, 1998

CI 101: Financial Analysis For Commercial Investment RE, Commercial Investment RE Inst., May 12-16, 1999

CI 102: Market Analysis For Commercial Investment RE, Commercial Investment RE Institute, Sept 16-19, 1999

1031 Tax Deferred Exchange Training Seminar, Asset Preservation Inc., Stewart Title Austin, Inc., Oct 15, 1999

CI 103: Lease Analysis For Commercial Investment RE, Commercial Investment RE Institute, Dec 1-5, 1999

“New Millennium R/E Laws & Forms” Seminar, Old Republic Title Company, January 11, 2000

Uniform Standards of Professional Appraisal Practice Update, Continuing Education Institute, January 28, 2000

1031 Tax Exchange, An Investors Dream. Seminar, Real Estate Education Services, February 10, 2000

Tenth Annual Outlook for Texas Rural Land Markets, Texas A&M Real Estate Center, March 24, 2000

CI 104: Investment Analysis For Commercial Investment RE, Commercial Investment RE Inst., Mar 27-31, 2000

Mediation Training Seminar by Bruce H Aydt, ABR, ABRM, CRB, July 6, 2000

Course Concepts Review for CCIM Comprehensive Examination, Commercial Investment RE Inst, Nov 6-7, 2000

Professionally Designated with CCIM, November 8, 2000

FHA Guidelines & Procedures Seminar, by Kathy Coon, SRA, January 10, 2001

"Code Enforcement" Seminar for TBBOR Grievance & Professional Standards Committee's, February 12, 2001

Texas Millionaire Seminar (Bankruptcy, Easements, Surveys & Probate), Chicago Title Insurance, March 7, 2001

Eleventh Annual Outlook for Texas Rural Land Markets, Texas A&M Real Estate Center, May 4, 2001

"The TREC Option" Form Update, and Multiple Offers, Texas Association of Realtors, August 17, 2001

"Home Owner Warranty Class", by First American Home Warranty, October 24, 2001

"The Revised TREC Contract Forms" Seminar, by Commonwealth Land Title Co of Fort Worth, January 15, 2002

Uniform Standards of Professional Appraisal Practice Update, Lincoln Graduate Center, February 15, 2002

Probate Problems & Statutory Solutions Seminar, Richard Black, sponsored by Stewart Title, February 20, 2002

Twelfth Annual Outlook for Texas Rural Land Markets, Texas A&M Real Estate Center, May 3, 2002

Site Selection, Analyze Market Opportunities for Development Land, Realtors Land Institute, October 24-26, 2002

Killeen-Temple Metropolitan Statistical Area Economic Forecast Seminar, The Perryman Group, February 7, 2003

“The Road Less Traveled” Special Purpose Properties Seminar, Appraisal Institute, March 28, 2003

13<sup>th</sup> Annual Outlook for Texas Land Markets, Texas A & M Real Estate Center, April 10-11, 2003

Statutory Law to Case Law Seminar, Best Home Warranty, April 14, 2003

Overcome the Four Major Barriers of Communication Seminar, Best Home Warranty, April 14, 2003

Buyer on Buyer Appointed Agency Seminar, Best Home Warranty, April 14, 2003

“Land Development” sponsored by Tennessee Chapter, Realtors Land Institute, May 29 & 30, 2003

Truth-In-Taxation / Legislative Seminar, Comptroller of Public Accounts, Property Tax Division, August 7, 2003

Title Company Process....from Contract to Policy, CentraLand Title Company, September 10, 2003

Professionally Designated with ALC (Accredited Land Consultant), January 2004

Computaught National USPAP Update Course, The Columbia Institute, February 11, 2004

14<sup>th</sup> Annual Outlook for Texas Land Markets, Texas A & M Real Estate Center, April 29<sup>th</sup>-30<sup>th</sup>, 2004

Voted “Among The Best In Farm & Ranch Real Estate” 2005 Readers Choice Award, Temple Daily Telegram

“Subdivision Rules & Regulations” Seminar, By Bell County Engineer & Commissioners-February 4, 2005

15<sup>th</sup> Annual Outlook for Texas Land Markets, Texas A & M Real Estate Center, April 28<sup>th</sup> -29<sup>th</sup>, 2005

Uniform Standards of Professional Appraisal Practice Update #101, Columbia Institute, January 25, 2006

Sixteenth Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 27 & 28, 2006.

TREC Legal Update MCE, Institute for Continuing Education, Inc., May 16, 2007

Texas Property Tax Consultant Training, Continuing Education Through Correspondence, May 27, 2007

Environmental Pollution and Mold, McKissock, February 7, 2008

Appraising The Oddball, McKissock, February 10, 2008

18<sup>th</sup> Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 24 & 25, 2008

“The Economic Future of Temple & Bell County” Dr. Mark G. Dotzour, CentraLand Title, May 9, 2008

Tax Deferred 1031 Exchange, Investment Property Exchange Services, Inc. May 30, 2008

"Working with Streams & The Erosion Hazard Zone" Seminar, Blackland Research Center, March 3-2009

19<sup>th</sup> Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 6 & 7, 2009

“Opportunities & Advantages of Res Service Contract Disclosure”, Texas Warranty Assoc, May, 2009

“Must Knows” About Residential Service Contracts, Texas Warranty Association, May 8, 2008

“Short Sales” Overview Course, Alamo Title/Fidelity National Title, May 14, 2009

“Commercial Contracts” Alamo Title/Fidelity National Title, May 14, 2009

“Troubled Asset’s Workshop”, CCIM Institute, North Texas CCIM Chapter, September 4, 2009

“Creating Land Planning”, Realtors Land Institute, October 8 & 9, 2009

Uniform Standards of Professional Appraisal Practice, McKissock, February 21, 2010

Appraising “Green” Components, Texas Association of Realtors, April 22, 2010

20<sup>th</sup> Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, May 6 & 7, 2010

21<sup>st</sup> Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 21 & 22, 2011

22<sup>nd</sup> Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 19 & 20, 2012

"Buying & Selling Businesses for Real Estate Brokers, ...", Rett School, June 27, 2012

Accounting Basics for Business Brokers, International Business Brokers Association, Inc, August 23, 2012

Analyzing and Recasting Financial Statements, International Business Brokers Assoc, Inc, September 26 & 27, 2012

TABB Forms: Their Use And Abuse, International Business Brokers Association, Inc, October 25, 2012

National Association of Realtors Code of Ethics Course, NAR, December 31, 2012

Texas Veterans Land Board Home Construction Guidelines, S. Jackson, TBBOR, January 9, 2013

2013 Bell County Crops & Livestock Conference, Texas A&M Agrilife Extension, January 22, 2013

CMA's & Unique Properties, Real Property Counselors, Inc., January 28, 2013

Introduction to Residential Service Contracts, R A White Instructor, February 15, 2013

Introduction to Home Mechanical Systems, R A White Instructor, February 15, 2013

Tax Issues of General Business Brokerage, International Business Brokers Association, March 28, 2013

23rd Annual Outlook For Texas Land Markets, Texas A&M Real Estate Center, April 25 & 26, 2013

MCE Broker Responsibility Course, TrainAgents.com, May 19, 2013

Legal Aspects of Business Brokerage, International Business Brokers Association, May 23, 2013

Probate Issues In Real Estate Transactions, educateRE, Fidelity Title Insurance Group, July 10, 2013

"Farm & Ranch Practice for Agents", Charles Porter, Instructor, Sponsored by Capital Farm Credit, August 8, 2013

Introduction to Pricing Small Businesses, International Business Brokers Association, September 11, 2013

Pricing Small Businesses: Level 2, International Business Brokers Association, September 12, 2013

"Lunch & Learn on Title Commitments" Monteith Abstract & Title Company, October 9, 2013

The Basics of Eminent Domain Law for Real Estate Professionals, Texas Realtors Land Institute, October 24, 2013

Land Conservation and Environmental Perspective on Redevelopment, Texas Realtors Land Institute, Oct 24, 2013

"Mineral, Oil, and Property Rights", Realtors Land Institute/University of Houston Downtown, February 2014

What every broker should know about open space valuations, TAR, Braun & Gresham, March 26, 2014

24th Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 17 & 18, 2014

"The Auction Tool", Realtors Land Institute/National Association of Realtors, May 18, 2014

"Water Rights in the Everyday Lives on Texans" Webinar, Charles Porter, Instructor, TLTA, May 2014

"Farm & Ranch Panel Discussion" The Vineyard in Florence, Crockett National Bank, May 22, 2014

"What do Bucks do During the Rut?" Webinar, Texas Wildlife Association & Texas A&M AgriLife Extension, January 15, 2015

"Fracking: Barnett-Eagle Ford-Shale-How to Represent a Client & Protect their Mineral & Gas Rights", McKissock, February 15, 2015

Homeowners Flood Insurance: Gulf of Mexico Region, McKissock, March 29, 2015

25th Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 23 & 24, 2015

Lunch & Learn-Mineral Rights, Oil & Gas 101, Wesley D Lloyd, Namon, Howell, Smith & Lee, PLLC, May 5, 2015

Lunch & Learn “Can & Can’t, Do & Don’t, Platting, Surveying, Subdividing”, Advanced Surveying, May 13, 2015

2015 CentraLand Title Economic Summit, Dr Mark Dotzour, Chief Economist, Texas A&M University, May 15, 2015

“Texas MCE Broker Responsibility 2.0, McKissock, June 26,2015

“Farm and Ranch Real Estate” Course, Lone Star College Tomball, August 22, 2015

Texas Vet VA/VLB Bootcamp, SWBC Mortgage, September 22, 2015

26th Annual Outlook For Texas Land Markets, Texas A&M Real Estate Center, April 28 & 29, 2016

2016 CentraLand Title Economic Summit, Dr Mark Dotzour, Real Estate Economist, May 13, 2016

"Aquatic Vegetation Management" Natural Resource Webinar, Dr Todd Sink, Texas A&M AgriLife, September 1, 2016

"Managing for Hunting and Grazing" Natural Resource Webinar, Dr John Tomecek & Dr Morgan Russell, Texas A&M AgriLife, October 6, 2016

“Do-it-yourself Brush Control Equipment” Webinar, Dr Bob Lyons, Texas A&M AgriLife, November 3, 2016

"Patterns of Supplemental Feed Consumption in White-tailed Deer" Webinar, Emily Belser, Texas A&M AgriLife, December 15, 2016

“Understanding Introduced Pasture Fertilization” Webinar, Kay Ledbetter, Texas A&M AgriLife, February 2, 2017

"How much forage do I have?" Webinar, Emi Kimura, Assistant Professor and Extension Specialist, Texas A&M AgriLife Extension, April 6, 2017

27th Annual Outlook For Texas Land Markets, Texas A&M Real Estate Center, April 20 & 21, 2017

Legal Update – Part 2, McKissock, May 24, 2017

Broker Responsibility Course, Champions School of Real Estate, May 28, 2017

2017 CentraLand Title Economic Summit, Dr Mark Dotzour, Real Estate Economist, June 15, 2017

Americans with Disabilities Act (ADA), McKissock, January 28, 2018

The Basics of Land Management, McKissock, March 23, 2018

28th Annual Outlook For Texas Land Markets, Texas A&M Real Estate Center, April 26 & 27, 2018

Legal Update 1, Law Office of Charles J Jacobus, Texas A&M Real Estate Center, April 27, 2018

2018 CentraLand Title Economic Summit, Dr Mark Dotzour, Real Estate Economist, June 15, 2018

29th Annual Outlook For Texas Land Markets, Texas A&M Real Estate Center, April 25 & 26, 2019

Legal Update 2, Law Office of Charles J Jacobus, Texas A&M Real Estate Center, April 26, 2019

2019 CentraLand Title Economic Summit, Dr Mark Dotzour, Real Estate Economist, May 10, 2019

Broker Responsibility Course, McKissock, June 21, 2019

Certificate of Completion, FAA Section 107.61 & 107.73 Training, RemotePilot101.com, October 23, 2019

Remote Pilot Airman Certificate, Small Unmanned Aircraft System, Federal Aviation Administration, December 24, 2019

“Texas’ Outlook: Who Knows?”, Dr. Jim Gaines, Capital Farm Credit WebEx, April 16, 2020

“COVID-19: Impacts on the Residential Land Market” Webinar, Realtors Land Institute, April 28, 2020

“12 Hour Property Tax Consultant Renewal–Texas”, 1<sup>st</sup> Choice, May 9, 2020.  
How to identify & integrate relevant RE data from outside Esri, STDB, May 11, 2020  
Online Resources to Help Your Commercial Real Estate Business During COVID-19 and Beyond: A RPR Update, Texas Association of Realtors, May 13, 2020  
“How Flood Map Changes Impact Insurance”, Texas Realtors, May 26, 2020  
Retail Live! Site selection event, Virtual South Central, September 3, 2020  
TREC Legal Update 1, 360 Training, April 2, 2021  
TREC Legal Update II, 360 Training, April 20, 2021  
Contracts, 360 Training, April 22, 2021  
Deeds, 360 Training, April 25, 2021  
Broker Responsibility Course, 360 Training, April 30, 2021  
Retail Live! site selection event, South Central, September 2, 2021  
Code of Ethics Training, The National Association of REALTORS, December 17, 2021  
31<sup>st</sup> Annual Outlook for Texas Land Markets, Texas A&M Real Estate Center, April 28 & 29, 2022  
Legal Update 1, Law Office of Charles J Jacobus, Texas A&M Real Estate Center, April 29, 2022  
Property Tax Consultant Online Renewal, 1<sup>st</sup> Choice Continuing Education, June 9, 2022  
2023 TAR Commercial Webinar Series: Downtown Revitalization, January 10, 2023  
“Using Bee Hives for Ag Status” Rubach Bee Farms, January 20<sup>th</sup>, 2023  
Broker Responsibility Course, Van Education Center, March 14, 2023  
Texas Farm and Ranch Contracts, Scott T Doggett, Baker Moran Doggett Ma & Dobbs, LLP, April 12, 2023  
32<sup>nd</sup> Annual Outlook for Texas Land Markets Conference, Texas A&M Real Estate Center, April 14 & 15, 2023  
Legal Update II, Law Office of Charles J Jacobus, Real Estate Center at Texas A&M University, April 14, 2023  
Retail Site Location Analysis, Van Education Center, June 28, 2023  
Fundamentals of Identifying & Evaluating Timberland, Texas Realtors Land Institute, July 20 & 21, 2023