



**ANNUAL CONNECTICUT SEMINAR
OF THE
SOCIETY OF PROFESSIONAL ASSESSORS**

Masonicare at Mystic

45 Clara Drive
Mystic, CT 06355
860-415-2500

www.masonicare.org/ct-locations/mystic-ct

Date: June 24 -25, 2024 (Monday and Tuesday)

Cost: \$100.00 (Monday Program) \$60.00 (Tuesday Program) \$150.00 Full Program

Sunday June 23rd *Check-into Hotel and Enjoy Mystic!*

Monday Program – June 24th

8:30 AM – 9:00 AM **Registration, Continental Breakfast**

9:00 AM – 12:00 PM **Conversations with the Appraisers**
3.0 Hours - Appraisal

This 3-hour session will begin with an overview of the importance of proper valuation methods and investment analysis including a necessary due diligence process to avoid making a bad investment decision. Topics will include loading cap rates, income and expenses, including land leases and capitalization and iteration techniques in concluding value. Included will be examples of actual commercial property transactions that have proven to be investor blunders. Decisions were not based on a thorough valuation analysis and proper due diligence procedures.

Miles Andrews, MAI – InnerBay Analytics, LLC, Newport, RI
Peter Vimini, MAI – Vimini Associates, LLC, Bridgeport, CT

12:00 PM – 1:00 PM **Luncheon – Provided by the *Masonicare***

1:00 PM – 4:00 PM **Valuation of Healthcare Facilities and Communities - Timely Topics and Trends**
3.0 Hours - Appraisal

In this 3-hour session, we will examine a variety of different healthcare facilities and communities and discuss how retirees progress through the continuum of care. An overview of appropriate valuation techniques will be presented with a brief discussion of separating Business Enterprise Value from the real estate. The session will include how the industry has progressed over the years and where things are trending going forward.

Gerald V. Rasmussen, MAI – Cushman & Wakefield, Stamford, CT

Note: Approval for continuing education credits submitted and pending approval for 9.0 Hours Appraisal (9.0 Hours Total)

Tuesday Program – June 25th

8:30 AM – 9:00 AM

Registration, Continental Breakfast – Masonicare at Mystic

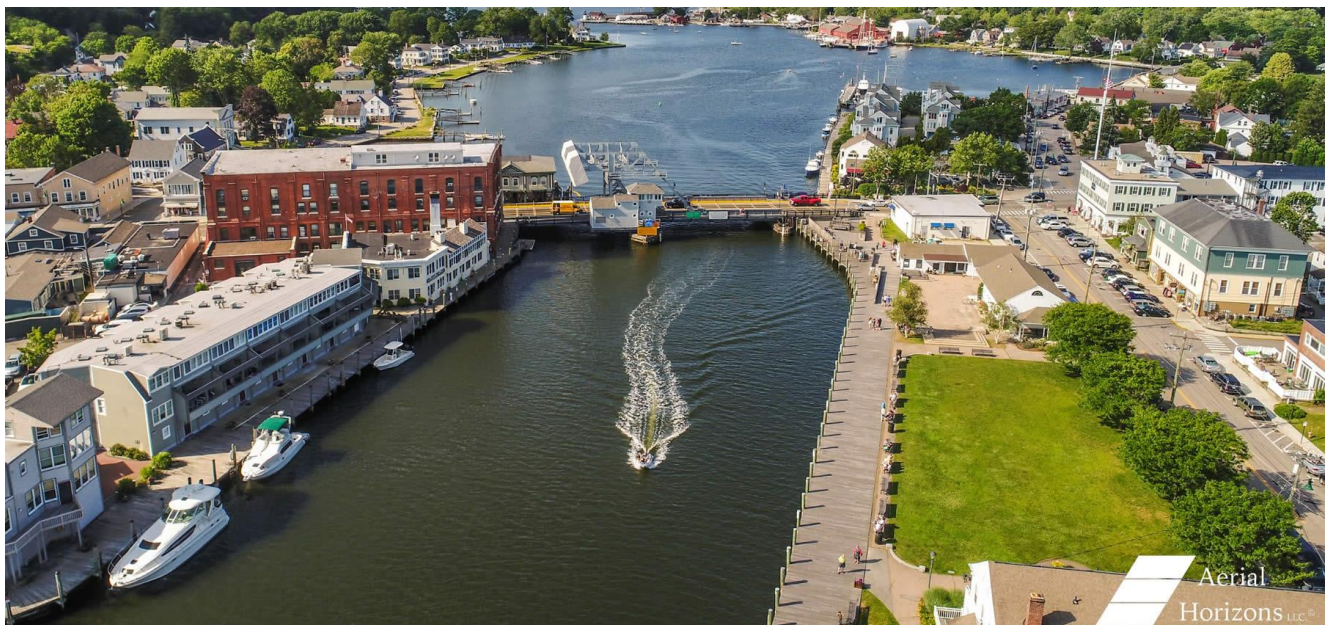
9:00 AM – 12:00 PM

Valuation of Waterfront and Luxury Homes 3.0 Hours - Appraisal

In this 3-hour session, we will examine a variety of issues and challenges associated with the valuation of luxury homes and waterfront homes. The quality of materials and workmanship will be discussed in the context of the Cost and Sales Approach to value. This session will also cover the importance of location as well as the trend of assembling parcels for development through the practice of razing an improved parcel (Tear Downs) to construct these luxury homes.

**Albert W. Franke III, MAI, SRA – Advisra Consulting, LLC, Milford, CT
Jennifer O’Neill, SRA – Appraisal Alliance, Danbury, CT**

Enjoy All Mystic Has to Offer!



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Directions to Masonicare at Mystic:

From New Jersey/New York/Connecticut

Follow I-95 North to CT-27 S/Greenmanville Ave in Stonington. Take exit 90 from I-95 North and stay to the left at the first traffic light. Take a left turn onto Coogan Blvd and right turn onto Clara Drive to your destination.

Masonicare At Mystic
45 Clara Drive, Mystic, CT 06355



Destination: Mystic

Tree-lined streets wind past beautifully preserved historic homes. A skyline of classic turn-of-the century architecture and soaring steeples rises from a harbor bustling with sailboats. Mystic is one of America's most charming coastal villages. The greater Mystic area offers abundant recreational and cultural opportunities. Beautiful waterways, exceptional restaurants, shopping, the performing arts, museums, college and vineyards all await you; and Masonicare at Mystic is close to it all. With its rich heritage, a prosperous present, and a promising future, it's easy to see why residents of Mystic are justifiably proud of this special place they call home. The lifestyle at Masonicare at Mystic is intimately woven into the incomparable fabric that is Mystic Country – a community that confirms what you already know – how you live has everything to do with where you live. We invite you to turn the page and get a glimpse into life at Masonicare at Mystic.



CONTINUING EDUCATION PROGRAM

9.0 Hours Continuing Education - Appraisal

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Fee: \$150.00 Full Program
\$100.00 (Monday Only) June 24, 2024
\$60.00 (Tuesday Only) June 25, 2024

Morning Continental Breakfast (Monday and Tuesday) Full Luncheon Included (Monday)

To register by mail or email submit completed form below. Send payment to:

*Society of Professional Assessors
c/o Shelby Jackson
P. O. Box 1425
Wallingford, CT 06492*

*Phone: 203-720-7016
Fax: 203-720-7207
E- Mail: societyeventsinfo@gmail.com
Website: www.societyofprofessionalassessors.org*

Federal Tax ID No. 22-2849328

Please send a completed form for each attendee

Make Checks Payable to: Society of Professional Assessors

Name/Title: _____

Address: _____

City/State/Zip: _____

Municipality/Firm: _____

Phone Number: _____ Fax Number: _____

E-mail: _____

Amount Enclosed: _____

P. O. No.: _____