

Ira S. Bellinkoff, MAI, CCIM

Edge Realty Advisors, LLC

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PROFILE

Ira S. Bellinkoff, MAI, CCIM is a Partner of Edge Realty Advisors. Mr. Bellinkoff has established himself as a prominent valuation professional able to work in multidisciplinary teams, strategize complex real estate investments, and provide unparalleled solutions for client decision making. His knowledge extends to real estate sales, property valuation, and appraisal review, and consulting services with accomplishments also extending to several leadership roles in the Appraisal Institute.

CAREER SUMMARY

Mr. Bellinkoff has been engaged in commercial real estate valuation throughout Florida and the Southeastern U.S. since 2005. Prior to forming Edge Realty Advisors, Mr. Bellinkoff served as Chair of the Multi-Housing Group and Managing Director for the Central Florida office of Capstone Valuation Advisors. His valuation practice serves major financial lending institutions, REIT's, attorneys, and private property owners for the purpose of loan origination, portfolio asset management, estate planning, and litigation for damage disputes or foreclosure proceedings. Mr. Bellinkoff is also a member of the UCF Real Estate Council and the UF Bergstrom Center, and he frequently make presentations to students on-campus.

SPECIALTIES

Mr. Bellinkoff has expert knowledge in appraising market-rate, student, income-restricted (LIHTC) and subsidized (Section 8) apartments as well as fractured and un-fractured condominiums, mobile home parks and mixed-use land development projects (including CDD's). The foundation of his background stems from the appraisal of institutional-grade income producing medical, retail, office, industrial and special purpose properties. His experience also extends to going-concern assets—requiring tangible and intangible asset allocations—such as car washes, movie theaters, bowling alleys, gas stations and hotels.

PROFESSIONAL ACTIVITIES & AFFILIATIONS

Appraisal Institute Member (MAI) No. 483237	NAIOP – Developing Leader (2010-2015)
Region X – Associate Member Director (2011-2012)	CCIM Institute Member
Region X – University Relations Chair (2016-2018)	CREW – Developing Leader (2015-present)
East Coast FL Chapter – Government Relations Chair (2011-2015)	
East Coast FL Chapter – Secretary (2013), Treasurer (2014), V.P. (2015), President (2016)	
East Coast FL Chapter – Real Estate Forum Committee (2015-2016, 2018)	
L.D.A.C. Conference, Washington, D.C. (2008, 2011 & 2013)	
Course Reviewer: <i>Advanced Land Valuation: Sound Solutions to Perplexing Problems</i>	

STATE & REGULATORY LICENSURE

Florida	State-Certified General Real Estate Appraiser RZ3324
Florida	Licensed Real Estate Sales Associate SL3213340

EDUCATION

Mr. Bellinkoff is a graduate of the University of Florida where he received a Bachelor of Science in Finance in 2005. Mr. Bellinkoff has also successfully completed numerous real estate related courses and seminars sponsored by the Appraisal Institute and other national real estate associations. Specialized course or seminar completions include:

- The Appraiser as an Expert Witness
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
- Advanced Argus Modeling: Argus Certification No. 01944 (Version 15)

EMPLOYMENT HISTORY

Edge Realty Advisors, LLC	Principal	March 2015 – Present
Capstone Valuation Advisors, LLC	Managing Director	April 2012 – March 2015
Grubb & Ellis Landauer Valuation Advisory Services, LLC	Associate Vice President	December 2010 – April 2012
Tew Realty Advisors, Inc.	Senior Associate	February 2009 – November 2010
Beaumont & Matthes, Inc.	Senior Associate	April 2007 – February 2009
Cuervo Real Estate Advisors, Inc.	Associate	July 2005 – March 200

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

LICENSE NUMBER

RZ3324

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2018

BELLINKOFF, IRA STEVEN
1322 AMERICAN ELM DR
ALTAMONTE SPRINGS FL 32714



ISSUED: 11/06/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1611060002133