

RYAN K. BEGLEY

**Executive Vice President
Cost Segregation Manager**

Valuation Advisory Services

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Ryan Begley has over 25 years of experience in the commercial real estate and construction business, and has been specializing in performing cost segregation studies for over 19 years. Mr. Begley has a true hands-on background in the construction industry with experience ranging from custom home building to natural gas pipeline construction.

After receiving his degree from the University of Arizona, Mr. Begley worked as a construction manager for Lennar Homes in Southern Arizona. In 2007, Mr. Begley transitioned into the professional services and advisory sector with a move to Deloitte Financial Advisory Services in Los Angeles, CA. From 2007 to 2012, Mr. Begley was part of the Real Estate Valuation and Capital Projects Consulting Group, specializing in cost segregation studies, construction advisory services, and real estate valuation consulting. In 2012, he joined Strategic Valuation Group in Phoenix, AZ as Vice President. Mr. Begley served as the Director of Cost Segregation Services and as an appraisal specialist. He was part of a group that became one of the largest local commercial real estate valuation firms in Phoenix and was consistently ranked in the top 3 largest firms according to the Book of Lists (Phoenix Business Journal).

In October 2019, Mr. Begley joined Kidder Mathews and was part of a duo that founded the valuation advisory practice for the Phoenix office. He continues to specialize in cost segregation studies and manages the national practice for the service line.

COST SEGREGATION EXPERIENCE

Mr. Begley has performed thousands of engineering based cost segregation studies using MACRS analysis on properties ranging from retail, restaurants, multi-family, short-term rental properties, distribution centers, manufacturing facilities, biotech facilities, wineries, food processing plants, cold storage, gaming, resorts and hotels, to offices. Property and project scope from \$200,000 to in excess of \$3billion. Mr. Begley has responded to IRS Information Document Requests (IDR) to document, support, and defend positions on various cost segregation studies.

APPRAISAL EXPERIENCE

Mr. Begley's appraisal experience involves diverse property types including retail centers, retail neighborhood/community centers, retail strip centers, retail pad buildings, multi-tenant office buildings, multi-tenant industrial projects, single tenant office and industrial buildings, medical office buildings, schools, surgery centers, multi-family, net lease investments, and all types of land.

EDUCATION

MS - University of Arizona,
Tucson, Arizona

PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

Member - ASCSP -
American Society
of Cost Segregation
Professionals (Member
Number: A033-19)

Member - US Green
Building Council

Member - Urban Land
Institute