



ETN CONSULTANTS

COMMERCIAL REAL ESTATE VALUATION & CONSULTING

JASON BLANKENSHIP, MAI

PRESIDENT

Professional Profile

Jason is ETN Consultants' president, overseeing all ETN's valuation services. He has been a commercial real estate appraiser since 2007 and an MAI-designated appraiser since 2014. He has a wide range of experience in valuation and consulting on property rights issues, big-box retail, industrial, lodging, offices, local and regional shopping centers, investment properties, apartments, and other commercial properties. He has provided expert opinions to myriad clients and testified in various forums.

Jason excels at bringing clarity to property valuations. He understands that commercial property value reflects the collective actions of buyers and sellers and that each value approach is rooted in analyzing those actions. He crafts each analysis with this in mind. Jason's many years of experience and understanding of valuation methodologies qualify him to deliver reliable advice for complex valuation problems. His methodical and patient approach to each valuation problem ensures reliable answers to challenging problems.

Expertise

- Complex commercial real estate valuation
- Property Rights Issues
- Expert witness
- Litigation support
- Bringing clarity to complex valuation issues
- Team management.

Education

- MAI Designated Member of the Appraisal Institute
- TN Certified General Appraiser
- 500+ Hours of Appraisal Education
- AAS in Applied Science
- Collegiate Studies in Accounting, Finance, & Economics

COMPREHENSIVE LIST OF APPRAISAL EDUCATION

JASON BLANKENSHIP, MAI

Course Title	Sponsor	Date
2024-2025 7-Hour National USPAP Update Course	Appraisal Institute	January 24, 2024
Impact of Short-Term Rentals on Real Estate Valuations	Appraisal Institute	August 10, 2023
The Valuation of Environmentally Contaminated Real Estate	IRWA	March 3, 2023
Complex Valuation	Appraisal Institute	December 15, 2022
Fall Real Estate Symposium 2022	Appraisal Institute	November 3, 2022
7-Hour USPAP	Appraisal Institute	March 31, 2022
Advanced Income Capitalization	Appraisal Institute	June 7, 2021
Examining Property Rights	Appraisal Institute	February 19, 2021
COVID-19 Rapid Response	Appraisal Institute	March 23, 2020
Analyzing Operating Expenses	Appraisal Institute	January 22, 2020
7-Hour USPAP	Appraisal Institute	March 13, 2020
Attacking and Defending an Appraisal in Litigation	Appraisal Institute	January 24, 2019
Advanced Land Valuation	Appraisal Institute	January 26, 2018
Business Practices and Ethics	Appraisal Institute	November 17, 2017
The Appraiser as an Expert Witness	Appraisal Institute	March 10, 2016
Quantitative Analysis	Appraisal Institute	June 15, 2015
Comparative Analysis	Appraisal Institute	February 1, 2014
Rates & Ratios	Appraisal Institute	January 15, 2014
Commercial Appraisal Engagement & Review	Appraisal Institute	January 10, 2014
7-Hour USPAP	Appraisal Institute	December 13, 2013
General Demonstration Report Writing	Appraisal Institute	June 15, 2013
Advanced Income Capitalization	Appraisal Institute	February 20, 2012
7-Hour USPAP	Appraisal Institute	January 27, 2012
Advanced Concepts & Case Studies	Appraisal Institute	November 7, 2011
Perspectives from Commercial Review Appraisers	Appraisal Institute	July 20, 2011
Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute	June 9, 2011
The Appraiser and the Site To Do Business	Appraisal Institute	August 18, 2011
7-Hour USPAP	Appraisal Institute	April 23, 2010
Real Estate Finance, Statistics, and Valuation Modeling	Appraisal Institute	November 12, 2013
Business Practices and Ethics	Appraisal Institute	October 15, 2009
General Appraiser Report Writing and Case Studies	Appraisal Institute	June 12, 2009
General Appraiser Site Valuation and Cost Approach	Appraisal Institute	June 8, 2009
General Appraiser Sales Comparison Approach	Appraisal Institute	June 3, 2009
Tenant Credit Analysis	Appraisal Institute	March 25, 2009
General Appraiser Income Approach/Part 2	Appraisal Institute	September 22, 2008
General Appraiser Income Approach/Part 1	Appraisal Institute	September 17, 2008
Spotlight on USPAP: Confidentiality	Appraisal Institute	February 7, 2008
Residential Sales Comparison and Income Approaches	Appraisal Institute	October 22, 2007
General Appraiser Market Analysis and Highest & Best Use	Appraisal Institute	June 25, 2007
Residential Market Analysis and Highest & Best Use	Appraisal Institute	April 20, 2007
15-Hour USPAP	Appraisal Institute	March 30, 2007
Basic Appraisal Procedures	Appraisal Institute	March 16, 2007
Basic Appraisal Principles	Appraisal Institute	February 16, 2007