



Curriculum Vitae

Cory S. Savik, MAI

Director, Valuation & Advisory
Dispute Analysis & Litigation Support
Cushman & Wakefield
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Professional History

Cushman & Wakefield

5605 Carnegie Boulevard, Suite 100
Charlotte, NC 28209
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cory.savik@cushwake.com
2001 – Present

R.W. Shiplett & Associates

Charlotte, NC
2009 – 2011

The John R. McAdams Company

Civil Engineering/Land Development Associate
Charlotte, NC
2006 – 2009

Experience

Mr. Savik has been actively engaged in the commercial real estate economics, appraisal/valuation, and consulting industry since 2009. He currently serves as a Director with Cushman & Wakefield's Valuation & Advisory group. He is also a member of the Dispute Analysis & Litigation Support Practice which is comprised of experts in damages theory, valuation, accounting, finance, economics, land use, real estate industry standards and practices, capital market issues, and financial and statistical modeling.

Valuation and consulting assignments have included a wide variety of properties, uses, and real property interests including fee simple, leased fee, and remainderman interests. Mr. Savik has prepared reports for government, corporate, and institutional clients for use in mortgage financing decisions, and matters involving property tax appeals, environmental impairment issues, condemnation, mediation, matrimonial disputes, and other forms of litigation.

Sample of Property Types

- Retail (shopping centers, regional malls, drug stores, big-box, fast-food restaurants, and automobile dealerships)
- Office (corporate headquarters and multi- and single-tenanted buildings)
- Industrial (diesel truck service and repair, truck terminals, warehousing, self-storage, and manufacturing facilities)

- Residential (single-family, manufactured homes, and condominiums)
- Development land (residential, commercial, mix-use, and oceanfront)
- Specialty (conservation easements, horse stables, and military radar maintenance facility)

Specialized Experience

- Eminent Domain (partial and full acquisitions for both property owners and condemnors)
- Property tax appeals (office buildings, regional malls, shopping centers, and vacant land)
- Construction defects and delays
- Corridor valuation
- Environmental impairment and damages
 - Determined the effect on the value of a subdivision in suburban Atlanta resulting from a pipeline rupture including petroleum contamination of ground and surface water.
 - Valuation (“as if unimpaired” and “as impaired”) of several properties in Western North Carolina due to volatile organic compound contamination that included Trichloroethene.
 - Developed case studies comparing the prices paid for contaminated properties to the prices paid for properties that were unimpaired by contamination.
 - Researched sales and provided statistical analysis due to the presence of Vanadium and Hexavalent Chromium in drinking water wells for use in potential environmental tort litigation in several North Carolina counties.

Education

Coastal Carolina University Conway, South Carolina

Degree: Bachelor of Science, Business Administration, Finance

Professional Affiliations

- Certified General Real Estate Appraiser
 - North Carolina (A7862)
 - New York (46-51119)
 - South Carolina (7417)
 - Virginia (4001017443)
 - Michigan (1201075882)
 - Oregon (C001323)

- MAI Designation

Speaking Engagements

- “Real Estate Valuation Principles and Concepts and Pipeline Easements,” Western Land Services, Easton and Pittsburg, Pennsylvania

Expert Testimony

- November 17, 2017 – *The Cherry Community Organization v. Stonehunt, LLC*, State of North Carolina, General Court of Justice, Superior Court Division, Mecklenburg County – Deposition

Appraisal Education

Appraisal Institute

- Real Estate Finance, Statistics, and Valuation Modeling
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation & Cost Approach
- General Appraiser Report Writing and Case Studies
- General Appraiser Market Analysis and Highest & Best Use
- General Appraiser Income Approach I
- General Appraiser Income Approach II
- Advanced Income Capitalization
- Advanced Concepts & Case Studies
- Business Practices & Ethics
- General Demonstration Report Writing
- National Uniform Standards of Professional Appraisal Practice updates

Central Piedmont Community College

- Basic Appraisal Principles
- Basic Appraisal Procedures
- Residential Market Analysis & Highest & Best Use

Durham Technical Community College

- National Uniform Standards of Professional Appraisal Practice