

CURRICULUM VITAE

of

ALEX T. KEITH, MAI

**121 S. Cool Spring Street
Fayetteville, North Carolina, 28301**



CAREER & PROFESSIONAL EXPERIENCE

- 2024 – Present Manager and Vice President - Tom Keith & Associates, Inc.
- 2021 – 2024 Supervising Appraiser - Tom Keith & Associates, Inc.
- 2018 – 2021 Associate, General Certified Appraiser - Tom Keith & Associates, Inc.
- 2014 – 2018 Trainee Appraiser - Tom Keith & Associates, Inc.

LICENSES, CERTIFICATIONS, & DESIGNATIONS

North Carolina Trainee Real Estate Appraiser, 11/13/2014, #T5788
North Carolina Real Estate Broker, 11/26/2014, #282603
North Carolina Certified General Real Estate Appraiser, 3/1/2018, #A8247
South Carolina Certified General Real Estate Appraiser, 2022, #8521
Virginia Certified General Real Estate Appraiser, 4/13/2024, #018674
MAI, Appraisal Institute, 12/12/2025, #583869

EDUCATIONAL INFORMATION

Campbell University, Bachelor of Business Administration, Minor in Graphic Design, 2014

J.Y. Monk Real Estate School – Broker Pre-licensing Class (75 Hr.), 2014

Brightpath – Raleigh, NC, Basic Appraisal Principles, 2014
 Brightpath – Raleigh, NC, Basic Appraisal Procedures, 2014
 Brightpath – Raleigh, NC, Residential Market Analysis and Highest & Best Use, 2014
 Appraisal Institute – Raleigh, NC, National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15 hours, 2014
 Appraisal Institute – Nashville, TN, General Appraiser Sales Comparison Approach, 2014
 Appraisal Institute – Greensboro, NC, General Appraiser Income Approach, Part 1, 2015
 Appraisal Institute – Lithicum, MD, General Appraiser Income Approach, Part II, 2015
 Appraisal Institute – Atlanta, GA, General Appraiser Market Analysis and Highest and Best Use, 2016
 Appraisal Institute – Austin, TX, General Appraiser Site Valuation & Cost Approach, 2017
 Appraisal Institute – Lafayette, CA, Real Estate Finance, Statistics, and Valuation Modeling, 2017
 Appraisal Institute – Online, Business Practices and Ethics, 2017
 Appraisal Institute – Online, General Appraiser Report Writing and Case Studies, 2017
 Appraisal Institute – Nashville, TN, Advanced Market Analysis & Highest and Best Use, 2017
 Appraisal Institute – Charlotte, NC, Advanced Income Capitalization, 2018
 Appraisal Institute – Chicago, IL, Advanced Concepts & Case Studies, 2018
 Appraisal Institute – Online Education, Supervisory Appraiser/Trainee Course, 2021
 Appraisal Institute – Freeport, ME, Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications, 2022
 Appraisal Institute – Online, Business Practices and Ethics, 2023
 Appraisal Institute – The Unit Rule, The Expert Report and the Calling, 2025
 Appraisal Institute – Fair Value, Market Value, Fair Market Value, 2025
 Appraisal Institute – The Appraiser as an Expert Witness, 2025

COMMITTEES, BOARDS & OTHER AFFILIATIONS

Member, City of Fayetteville Zoning Commission, 2015 - 2019
 Vice Chairman, City of Fayetteville Zoning Commission, 2017 - 2019
 Member, FTCC Foundations Board, 2015 – 2018
 Affiliate, Appraisal Institute, 2016 – 2018
 Candidate for Designation, Appraisal Institute, 2018 – Present
 NC Appraisal Institute Regional Representative Alternate, 2018 – 2020
 Member, City of Fayetteville Zoning Commission, 2022 – 2024
 Vice Chairman, City of Fayetteville Planning Commission, 2024 – Present
 Vice Chair, FTCC Foundations Board, 2024 – 2025
 Member, YMCA of the Sandhills Board of Directors

APPRAISAL EXPERIENCE

Commercial Property	Special Use Property
Subdivisions	Duplex/Apartments
Strip Shopping Centers	Auto Garage Building
Food Processing/Cold Storage Facilities	Warehouse Buildings
Office Buildings	Vacant Land
Agricultural Facilities	Stream and Wetland Mitigation
Tax Appeals	Hotels

Cell Towers
Car Wash
Single-Family Residential Homes
Review Appraisal

Day Care Facilities
Manufactured Homes
Value Impact Studies
Conservation Easements

BROKER & PROPERTY MANAGEMENT EXPERIENCE

Office Buildings
Shopping Centers
Industrial Facilities
Timberland
Farmland
Commercial Lots

PUBLISHED WORKS

"Looking at Southeastern North Carolina Cropland and Woodland Prices vs. the Global Grain Economy", The Greater Fayetteville Business Journal: Insights, Sponsors' Content; 2023

<https://bizfayetteville.com/insights/alex-keith/looking-at-southeastern-north-carolina-cropland-and-woodland-prices-vs-the-global-grain-economy/2460>

"Reviewing Southeastern North Carolina's Industrial Market", The Greater Fayetteville Business Journal: Insights, Sponsors' Content; 2023

<https://bizfayetteville.com/insights/alex-keith/reviewing-southeastern-north-carolinas-industrial-market/1924>

"Fayetteville Apartment Rental Data Reflects Need for More Multi-Family Development", The Greater Fayetteville Business Journal: Insights, Sponsors' Content; 2022,

<https://bizfayetteville.com/insights/alex-keith/fayetteville-apartment-rental-data-reflects-need-for-more-multi-family-developments/1034>

"Where has all the Hunting Land Gone?", The Greater Fayetteville Business Journal: Insights, Sponsors' Content; 2022,

<https://bizfayetteville.com/insights/alex-keith/where-has-all-the-hunting-land-gone/856>

"Industrial Index", Valuation Issues, Business and Real Estate Appraisers, Tom J. Keith & Associates, Inc., 2017, page 3.

"Keith Cropland & Woodland Index", Valuation Issues, Business and Real Estate Appraisers, Tom J. Keith & Associates, Inc., 2017, page 1.

COURT TESTIMONY

2025 – Qualified as Expert Witness and testified before the Superior Court of Cumberland County in regard to Values of 4 lakebed properties located in Fayetteville, Cumberland County, NC on 12/19/2025. Testimony was given in regard to values of subject properties on two different effective dates.

NON-COURT TESTIMONY

2025 – Qualified as Expert and testified before the County of Columbus County Commissioners Meeting in regard to Special Use Permit for an RV Park located at Riverview Ln. and River Rd., Tabor City, Columbus County, NC on 4/15/2025. Testimony was given in regard to a value impact study as well as the understanding of harmonious uses.

2024 – Qualified as Expert and testified before the County of Sampson County Planning Board in regard to Special Use Permit for a Sawmill located at 1661 S. Eldridge Rd., Newton Grove, Sampson County, NC on 11/12/2024. Testimony was given in regard to a value impact study as well as the understanding of harmonious uses.

2022 – Qualified as Expert and testified before the City of Clinton Council Meeting in regard to Special Use Permit for an Addiction Rehabilitation Facility located at 205 Martha Ln, Clinton, NC on 11/1/2022. Testimony was given in regards to a value impact study on surrounding properties.

2022 – Qualified as Expert in North Carolina - testified before the North Carolina Property Tax Commission in regard to appeal of value of multi-family property. Case 20-PTC-0634: 2022 Wake County – Mingo Creek Investments II, LLC.

2020 – Testified before Hope Mills Town Council and Hope Mills Zoning Commission for the purpose of requesting a text amendment and/or variance to the local UDO involving allowing of outdoor and indoor recreational uses in the M(P) district.

2020 – Qualified as Expert and testified before Wake County Board of Equalization and Review in regard to appeal of value for multiple multi-family properties involving Mingo Creek Investments II, LLC, Blackwolf Run, LLC and Blackwolf Run II, LLC.

2019 – Qualified as Expert and testified before Lee County Board of Equalization and Review in regards to appeal of value for a shopping center owned by Kotis Properties, Inc. and Kotis Sanford, LLC on 6/3/2019.

2017 – Testified before Cumberland County Board of Equalization and Review in regards to appeal of value for the property located at 2897 Village Drive, Fayetteville, NC owned by Triple K Investments, LLC on 11/8/2017.

AWARDS

2020, “Power Broker” for *Industrial Lease Transactions* for Fayetteville Area, presented by Costar Group

2021, “Power Broker” for *Industrial Lease Transactions* for Fayetteville Area, presented by Costar Group

2024, “Power Broker” for *Industrial Lease Transactions* for Fayetteville Area, presented by Costar Group