

**KEVIN  
THENE, MAI**

**Managing Director, Shareholder  
Valuation Advisory Services**

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*Kevin M. Thene is a managing director with the Valuation Advisory Services group at Kidder Mathews.*

Kevin is located in San Diego, CA. He became a designated member of the Appraisal Institute in 1989. Prior to joining Kidder Mathews, he was a managing director with Cushman & Wakefield (2004-2017) and was responsible for performing and reviewing appraisal and consultation assignments and managing professional staff. At Cushman & Wakefield, he led the National Manufactured Home and RV Park Valuation Practice. Prior to joining Cushman & Wakefield, Kevin was a partner with Lipman, Stevens, Marshall and Thene, LLC, also in San Diego.

Uses of work product ranges from debt financing, equity participation, feasibility and market studies, acquisition due-diligence, buy-out negotiations, property tax appeals, estate and gift, arbitration, and litigation consulting. Appraisal assignments have been completed regarding a wide variety of property types including for sale and for rent multifamily properties, mobile home parks and RV parks, office, industrial/research and development, retail, life science, marinas, and vacant land.

Geographically, Kevin has focused on San Diego County, Orange County, Imperial County, and the Inland Empire, though he has consistently worked in the larger Southern California market and periodically in the greater Western United States and Baja Mexico for more than 30 years.

Kevin is qualified as an expert witness in bankruptcy and civil matters in the State of California and in federal court and served as appraiser and neutral arbitrator in rent and value-based arbitrations.

**PROFESSIONAL AFFILIATIONS**

Designated member of the Appraisal Institute. As of the current date, Kevin M. Thene, MAI has completed the requirements of the continuing education program of the Appraisal Institute.

**EDUCATION**

Bachelor of Science, University of Arizona

**PROFESSIONAL LICENSES**

Certified General Real Estate Appraiser in California, License #AG003085

**EXPERT WITNESS EXPERIENCE & LITIGATION RELATED WORK**

Superior Courts of Los Angeles and San Diego Counties

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Federal Court in San Diego, CA

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Arbitration - Served as an independent arbitrator on real estate matters in San Diego and Riverside, California

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County Board of Assessment Appeals - San Diego and Orange Counties

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**PROFESSIONAL REAL ESTATE APPRAISAL EXPERIENCE (SAMPLING)**

**Pacific Gateway:** The valuation of a proposed 2.5MM SF mixed use project on the San Diego Bay incorporating two hotels (1,360 keys), 1.1MM SF of office space and 290,000 SF of retail space on a 15.5 acre site (2016)

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**Seaport Village and The Headquarters:** A 90,000 SF themed retail center (Seaport Village) on a Port of San Diego participating ground lease with 2.5 years remaining and the adjacent Headquarters at Seaport, a 73,000 SF themed retail center repositioned in 2013 encumbered by a 40 year Port of San Diego participating ground lease (2016)

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**Genesis at Campus Point:** A speculative redevelopment of the SAIC Campus on Campus Point Drive and Campus Point Court into a life science campus comprising 310,000 SF in 4 buildings (2016)

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**La Jolla Cove:** A mixed use residential, hotel and retail project located on Prospect Street overlooking the Pacific Ocean in La Jolla, CA (2015)

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**Tax Appeal for The Point:** A 300,000 SF office project achieving a 50% (\$45MM) value reduction (2009)

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**Oceanside Transit Center:** The valuation of the proposed redevelopment of the Oceanside Transit Center with Apartments and Transit related improvements (2023/2024)

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**Paso Robles Waterpark:** The going concern valuation of The Ravine Waterpark in Paso Robles, CA (2024)

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**4S Commons Shopping Center:** The leased fee valuation of the 4S Commons Shopping Center in San Diego, CA (2024)

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**Eminent Domain:** The partial taking valuation of land on Heritage Road in Chula Vista, CA (2024)

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**Calexico Gateway:** The fee simple valuation of the proposed Calexico Gateway mixed use project at the Mexico/ US border crossing in Calexico, CA (2023)

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**PORTFOLIO VALUATION WORK (SAMPLING)**

**The Emmes Office Portfolio:** Four multi-tenant office towers in Downtown San Diego comprising 1.44MM SF of Class A and Class B office space (2016)

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**Lifetime Fitness:** A portfolio of fitness facilities throughout the United States

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**Review of the GE Mexico Industrial:** A portfolio exceeding 2 billion SF of rentable space

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**Carefree MHP and RV:** A portfolio comprising over 60 mobile home parks and RV parks throughout US & Canada

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