

Curriculum Vitae for Connor F. Montferrat, MAI, SCGREA, MPP, MCRP

PROFESSIONAL EXPERIENCE & LICENSING

Connor has been actively engaged in real estate valuation and consultation since 2016 with experience in all property types including residential, commercial, industrial, land, subdivision development analysis, hospitality and special purpose properties. He also extensive experience testifying in front of municipal boards as a real estate market expert and in court for litigation. Connor conducts analyses on affordable housing, tax PILOT analyses, urban redevelopment, and feasibilities on behalf of both cities and developers. He serves as Director at Otteau Group and leads the litigation and consulting team. Connor graduated with a bachelor's from Rutgers University and later obtained two masters, Master of City and Regional Planning and a Master of Public Policy, from the Edward J. Bloustein School. He is a licensed real estate salesperson, holds the State Certified General Real Estate Appraiser License, and the MAI Designation from the Appraisal Institute.



Director - Otteau Group, Inc.
MAI Designated Appraiser- Appraisal Institute
State Certified General Real Estate Appraiser in the State of NJ (#42RG00268800)
State Certified General Real Estate Appraiser in the State of NY (#46000053618)
State Certified General Real Estate Appraiser in the State of PA (#GA004485)
State Certified General Real Estate Appraiser in the State of DE (#X1-0000720)
State Certified General Real Estate Appraiser in the State of MD (#34570)
State Licensed Real Estate Salesperson - NJ
Appraisal Institute - Candidate for Designation
Appraisal Institute Metro Chapter NJ- Princeton Conference Committee Co-Chair– 2021-22
Appraisal Institute Metro Chapter – Board of Director Member – 2022-2023

PRIMARY EDUCATION



Rutgers University (2013)
Bachelor of Arts



Edward J. Bloustein School (2017)
Master of Public Policy



Edward J. Bloustein School (2017)
Master of City and Regional Planning

PROFESSIONAL EDUCATION

Princeton School of Real Estate: Real Estate Fundamentals & Practice for Licensure
Advanced Market Analysis and Highest & Best Use
Advanced Income Capitalization
Advanced Concepts & Case Studies
Advanced Quantitative Analysis
Business Practices and Ethics
Uniform Standards of Professional Appraisal Practice
General Appraisal Review
General Appraiser Expert Witness

Real Estate Finance, Statistics & Valuation Modeling
General Appraiser Income Approach Part 2
General Appraiser Income Approach Part 1
General Market Analysis and Highest & Best Use
General Sales Comparison Approach
General Site Valuation and Cost Approach
General Appraiser Report Writing & Case Studies
Supervisory and Trainee Appraiser Course
NJ Planning Officials Training Course
NY Fair Housing and Fair Lending Instruction

EXPERT TESTIMONY SAMPLING

United States Bankruptcy Ct, Southern District of NY
Superior Court Cumberland/Gloucester/Salem
Far Hills Borough Council
Flemington Borough Council
Jackson Township Zoning Board
Jersey City Planning Department
Hoboken City Planning Department
Logan Township Zoning Board of Adjustment

Manalapan Township Zoning Board of Adjustment
Oldmans Township Planning Board
Peapack Gladstone Borough Council
Point Pleasant Borough Council
Roxbury Township Planning Board
Ship Bottom Borough Land Use Board
Waterford Township Committee
Woodbridge Township Planning Board

PROFESSIONAL QUALIFICATIONS: Connor F. Montferrat, SCGRE, MPP, MCRP (continued)

APPRAISAL SERVICES PERFORMED FOR THE FOLLOWING CLIENTS:

FINANCIAL INSTITUTIONS

Affinity Federal Credit Union
Amboy Bank
Axos Bank
Bank of New Jersey
Bank of Princeton
Bayonne Community Bank
Citizens Bank
ConnectOne Bank
Crown Bank
Columbia Bank
CV Capital Funding
First Bank of NJ
First Constitution Bank
First Commerce Bank
Freedom Bank
Fulton Financial Corporation
Investors Savings Bank
Haven Savings Bank
Lakeland Bank
Magyar Bank
Manasquan Bank
Mariner's Bank
McMann Commercial Lending
Metuchen Savings Bank
NJ Community Capital
NJ Community Bank
Northeast Bank
New York Community Bancorp.
Ocean First Bank
Parke Bank
Peapack & Gladstone Bank
Procida Funding & Advisors
TD Bank
Two River Community Bank
Unity Bank
United Roosevelt Savings Bank
Verus CRE
Walden Savings Bank

ATTORNEYS

Ansell Grimm & Aaron, P.C.
Archer Law, P.C.
ArentFox Schiff LLP
Bathgate, Wegener, Wolf, PC
Blau and Blau
Boyd Richards Parker & Colonnelli, PL
Carella, Byrne, Cecchi, Olstein, Brody
& Agnello, P.C.
DeCotiis, FitzPatrick, Cole & Gibling
Donahue, Hagan, Klein & Weisberg
LLC
Drinker, Biddle, & Reath, LLP
Eckert Seamans
Fox Rothschild, LLP
Frankfurt, Kurnit, Klen, & Selz PC
Genova Burns
Greenbaum Rowe Smith & Davis
Hartmann Doherty Rosa Berman &
Bulbulia, LLC
Hill Wallack, LP

Heilbrunn Pape, LLC
Herold Law, PA
Herrick Feinstein, LLP
Kroll Heineman Carton LLC
Kriss & Feuerstein, LLP
Lowenstein Sandler, LLP
Mandelbaum & Mandelbaum, LLC
McKenna, Dupon, Higgins & Stone
Methfessel & Werbel, PC
Morgan Melhuish Abrutyn
Morgan, Lewis, & Bockius LLP
Murphy Schiller & Wilkes LLP
O'Toole Scrivo, LLC
Pearce Law, LLC
Rutkin, Oldham & Griffin, LLC
Sonnenblick Parker & Selvers, PC
Susanin, Widman & Brennan, PC
Stevens & Lee
Storzer & Associates, P.C.
Turteltaub Law
Weingarten Law Firm
Wilentz, Goldman, and Spitzer, PA

OTHER (PUBLIC AND PRIVATE)

Accurate Builders LLC
Active Acquisitions Co.
Alfred Sanzari Enterprises
Asbury Park City
Asso. Construction Contractors NJ
Blue Onyx Companies
Brandywine Realty Trust
Capodagli Property Company, LLC
Claremont Development
Claremont Group, LLC
CHA Partners
CrownPoint Development Group, Inc.
Denholtz Associates
Diversified Properties, LLC
Faropoint
Far Hills Borough
Flemington Borough
Hampshire Companies, LLC
Hartz Mountain Industries
Hekemian & Co., Inc.
Hoboken City
Homes For All
JAS Group Enterprises
JCP&L
Jersey City
JMF Properties
Kokes Properties
Larken Associates
Little Falls Township
LCOR
Madison Realty Capital
Monmouth Real Estate Investment Corp.
Morgan Properties
Middletown Township
MPI Valuation and Advisory
MTAG Investments

Netflix, Inc.
New Jersey American Water
New Jersey Natural Gas
New Jersey DEP
New Jersey EDA
New Jersey SDA
North Arlington Board of Education
Northeast Carpenters Pension Fund
Panepinto Properties
Paramount Assets, LLC
Passaic City
Pegasus Partners LLC
Ramani Builders
Roger Mumford Homes
RWJ Barnabas Health
Saxum Real Estate
Shelbourne Global Solutions LLC
Somerset Development
Stock Dev Group
State of New Jersey
Szaferman, Lakind, & Blader, P.C.
Tulfra Realty
Town of Westfield
U.S. Postal Service
U.S. Department of Veteran Affairs
U.S. Home Corporation d/b/a Lennar
WINN Development
YMCA