B. Kyle Saylors, MAI, SRA

Professional Qualifications & Representative Experience

1008 East Ash Street
Goldsboro, North Carolina 27530
(919) 947-0619
www.sreanc.com

Professional Profile

Commercial and residential real estate appraiser with more than 25 years of valuation experience throughout North Carolina. MAI and SRA Designated Member of the Appraisal Institute with extensive experience valuing commercial, industrial, office, retail, multifamily, agricultural, special-purpose, and complex residential properties. Experienced in litigation support, eminent domain, financial reporting, and investment analysis, with a reputation for producing well-supported USPAP-compliant valuation analyses.

Core Competencies

- Commercial & Residential Valuation
- Litigation Support & Expert Witness Testimony
- Eminent Domain & Partial Takings
- Highest & Best Use Analysis
- Market & Feasibility Studies
- Income Capitalization & DCF Analysis
- Financial Reporting
- Narrative Commercial Appraisal Reports

Designations & Certifications

Designations

- MAI – Appraisal Institute
- SRA – Appraisal Institute

Professional Licensure & Certifications

- North Carolina Certified General Appraiser (#A6684)
- FHA Approved Appraiser
- VA Approved Appraiser
- North Carolina Real Estate Broker (Inactive)

Representative Assignment Experience

- Automotive Service/Repair Garages
- Churches/Religious Facilities
- Civic/Institutional
- Day Care Centers
- Drug Stores/Pharmacies
- Easements, Rights-of-Way, & Partial Takings
- Estate & Probate Appraisals
- Feasibility Studies
- Freestanding Retail Properties
- Funeral Homes
- General Office Buildings
- Industrial Properties
- Medical Offices
- Mini-Storage Facilities
- Mobile Home Parks
- Multi-Tenant Commercial Buildings
- Nursing Homes
- Restaurants
- Strip Shopping Centers
- Subdivisions
- Vacant Land
- Veterinary Clinics
- Warehouses

Professional Experience

Saylors Real Estate & Appraisals, LLC

Owner/Certified General Appraiser
January 2015 – Present

Owner of an independent valuation and consulting practice providing commercial and residential appraisal services throughout eastern North Carolina. Responsible for all client development, valuation analysis, report preparation, quality control, and business operations.

Responsibilities include:

- Preparation of commercial and residential appraisal reports for financial institutions, attorneys, government agencies, municipalities, corporations, and private clients.
- Valuation of office, retail, industrial, multifamily, medical, agricultural, special-purpose, and complex residential properties.
- Market analysis, highest and best use studies, income capitalization analyses, discounted cash flow analyses, and feasibility studies.
- Litigation support and expert witness services.
- Appraisals for lending, estate settlement, condemnation, divorce, tax appeal, and investment purposes.

Wayne Appraisal Services

Independent Contractor / Certified General Appraiser
July 2002 – December 2014

Performed residential and commercial appraisal assignments throughout eastern North Carolina while developing expertise in complex valuation assignments and income-producing properties.

Dec Appraisal Services

Independent Contractor
July 2001 – July 2002

Completed residential appraisal assignments while obtaining Certified General licensure and developing experience in market analysis and valuation.

Education

University of North Carolina at Chapel Hill
Bachelor of Arts, Economics, 2001

Representative Professional Education

Professional education includes extensive continuing education through the Appraisal Institute, Kaplan, McKissock Learning, NCDOT, Durham Technical Community College, and other approved providers, including coursework in:

- National USPAP Update Courses
- Advanced Income Capitalization
- Advanced Sales Comparison and Cost Approaches
- General Market Analysis & Highest and Best Use
- Land Valuation
- Subdivision Valuation
- Uniform Appraisal Standards for Federal Land Acquisitions
- Eminent Domain & Condemnation
- Expert Witnessing
- ANSI Measurement Standards
- Construction Terminology & Plan Reading
- New URAR Requirements
- Real Estate Finance
- Business Practices & Ethics

Professional Memberships

- Designated Member, Appraisal Institute (MAI & SRA)
- Goldsboro-Wayne County Association of REALTORS®
- North Carolina Association of REALTORS®
- National Association of REALTORS®
- North Carolina Regional MLS
- Triangle MLS

Professional & Community Leadership

Civic Leadership

- Member, Wayne County Chamber of Commerce
- Military Affairs Committee
- Military Affairs Committee Steering Committee, Vice-Chair
- Honorary Commander, 916th Force Support Squadron (2018–2020)
- Honorary Commander, 335th Fighter Generation Squadron (2023–2026)

Wayne Country Day School

- Vice Chair, Board of Trustees (2020–2026)
- Executive Committee
- Academic Excellence Committee
- Chair, Strategic Planning Committee
- Incoming Chair, Board of Trustees (2027)

Rotary International

Goldsboro Rotary Club

- President
- President-Elect
- President-Nominee
- Immediate Past President
- Secretary
- Treasurer
- Co-Chair, Field of Honor®

Additional Leadership

- Treasurer, St. Stephen's Episcopal Church
- Board Member, Wayne County Public Library Advisory Board
- Former Secretary/Treasurer, Goldsboro-Wayne County Board of REALTORS® MLS
- Former Committee Member, Taste of Wayne (United Way of Wayne County)

Technical Proficiencies

- Microsoft Excel
- GIS Mapping
- Narrative Report Writing
- ClickFORMS
- Adobe Acrobat
- Market Analysis
- Income Capitalization
- Discounted Cash Flow Analysis