



Qualifications

Jeff Miller, MAI, CRE, CCIM, ASA, AI-GRS
Managing Partner
Southern Skyline Valuations

State Certifications

Certified General:

State of Georgia
State of Florida
State of Tennessee
State of South Carolina
State of Alabama

Memberships

Member: Appraisal Institute - MAI Designation – since 1998
Litigation Certificate – since 2009
AI-GRS Commercial Review Designation -since 2015
The Counselors of Real Estate – CRE since 2026

Atlanta Chapter Board Member – 2026, 2020, 2021,
2009-2015

President 2012, Vice President 2011, Secretary 2010
Treasurer 2026 and 2009, PR Chair 2007 – 2008
Region IX Regional Representative 2011, 2012

Education

Bachelor of Commerce and
Business Administration with
major in Real Estate,
University of Alabama,
Tuscaloosa AL, 1991

Member: Certified Commercial Inv Member – CCIM – since 2006

Member: American Society of Appraisers - ASA - since 2014

Member: Atlanta Commercial Board of Realtors
Managing Broker; Sperry Commercial - Red Sky Realty

Estate Planning Council of North Georgia

Contact Details

404-354-2331 (p)

404-745-0511 (f)

jmiller@skylinevalue.com

Southern Skyline Valuations
2675 Paces Ferry Road
Suite 425
Atlanta, Georgia 30339

www.skylinevalue.com

Experience

Southern Skyline Valuations

Managing Partner (dba change July 2024)

Commercial Real Estate – Appraising and Consulting

Serving the Atlanta MSA, North Georgia and the Southeast Region.

Valbridge Property Advisors | Atlanta

Partner / Senior Managing Director (Merger 2013 to July 2024)

Miller Real Estate Advisors, L.L.C.

President (2009 to 2013)

Hilco Real Estate Appraisal, L.L.C., Alpharetta, GA

Vice President (2007 to 2009)

Dexia Real Estate Capital (formerly Artesia Mortgage), Alpharetta, GA

Director (April 2007 to November 2007)

Originate commercial real estate mortgages for CMBS investments.

New York Life Investment Management, L.L.C., Atlanta, GA

Senior Investment Analyst / Southeast Regional Appraiser (April 2005 to March 2007)

Underwriting and valuation of new production, and monitoring debt and equity investments in the Southeast regional portfolio.

GE Business Asset Funding

Vice President / Account Executive - Alpharetta, GA (April 2002 to January 2005)

Originate single-tenant and owner-occupied commercial real estate mortgages, sale-leaseback opportunities, and construction loans

GE Asset Management, Real Estate Investments

Alternative Assets Originator, Seattle, WA (July 2001 to March 2002)

Underwriter - Southeast Region, Kennesaw, GA (May 1999 - June 2001)

Produce investments in loan pools, large loan participations, and REITS. Analyze CMBS investments, Private Placement investments, and Credit Tenant Leases for real estate related risk.

Bernes & Company, Atlanta, GA

Commercial real estate appraiser (November 1995 to April 1999)

Michael Green & Associates, Johnson City, TN

Commercial real estate appraiser (September 1994 - October 1995)

Howard Porter & Associates, Montgomery, AL and Auburn, AL

Commercial real estate appraiser (July 1991 - August 1994)

Related Affiliations

SPERRY | Red Sky Realty, Atlanta, GA

Managing Broker (2019 to Current)

Serving brokerage needs of select clients.

Valbridge Property Advisors, Inc.

Member, Board of Directors – 2021 to 2024

Appraisal Institute & Related Courses

Continuing education courses taken through the Appraisal Institute and other real estate organizations, averaging 20 hours annually.

Publications/Seminars

Developer of 4 Hour Seminar "Regional & Local Verification Requirements for Yellow Book, USPAP, State Regulations & Various Clients"

"USPAP 2026 - Same Standards, Stronger Guidance - Less Bias", 2nd Qtr. 2026 Newsletter, Atlanta Area Chapter Appraisal Institute Article

"Intersection of USPAP and AI", 3rd Qtr. 2025 Newsletter, Atlanta Area Chapter Appraisal Institute Article

"USPAP 2024: The 1st Update with No End Date", 1st Qtr. 2024 Newsletter, Atlanta Area Chapter Appraisal Institute Article

Coauthor of Appraisal Buzz Article, *"Drones Take Flight for Appraisals,"* Sept. 10, 2019, website

Author of Appraisal Institute Article, *USPAP 2018-2019 Provides Clarity and Balance*", 4th Qtr. 2017 Newsletter

Author of Appraisal Institute's *"Analyzing Credit Tenant Risk and Commercial Lease Analysis"*, 7 Hour Seminar released in 2010

Contributing writer to Appraisal Institute's *"Analyzing Distressed Real Estate"* 7 Hour Seminar released in 2009

Teaching

AQB Certified USPAP Instructor -The Appraisal Foundation's (TAF) Appraisers Qualification Board (AQB) Certification to be an Instructor for Uniform Standards for Professional Appraisal Practice (USPAP)

Instructor for "7 Hour Update Uniform Standards for Professional Appraisal Practice (USPAP)":

- Atlanta - December 2014, December 2015, and January 2016, June 2017, January 2018, January 2020, December 2021, December 2022, June 2023, December 2023, February 2024, December 2025, February 2026
- Columbia, SC - February 2016, December 2017, February 2018, May 2018, December 2019, February 2020, May 2020, December 2021, May 2022, December 2023, June 2024, December 2025
- Knoxville, TN – March 2020, February 2022, January 2026
- Callaway Gardens, GA - April 2016
- Savannah, GA - May 2016, May 2023, April 2024, March 2026
- Alabama/Mississippi – January 2022

Instructor for 15 Hour USPAP:

- Atlanta, GA - April 2016, March 2017, March 2018, March 2019, April 2020

Instructor for 6 Hour "Business Practices and Ethics":

- Atlanta, GA - June 2017, June 2020, June 2021, August 2022, June 2023, June 2024
- Columbia, SC - May 2018, May 2019, May 2020, May 2022
- Savannah, GA – May 2025

Instructor for 7 hour "Impact of Short-term Rentals (on Real Property Valuation)":

- Atlanta, GA – November 2024, April 2025
- Washington Idaho Montana Chapter – April 2025

Instructor for Seminar "Evaluating Commercial Leases "

- Atlanta, GA - March 2019, May 2020

Instructor for 4 Hour Seminar "Regional & Local Verification Requirements for Yellow Book, USPAP, State Regulations & Various Clients", in Atlanta, GA in January 2018 and Columbia, SC in June 2020

Instructor for "Spotlight on USPAP Appraisal Review" (2 Hours) and "Spotlight on Common Errors and Issues" (2 Hours) in Atlanta, GA, January 2017

Instructor for 7 Hour Seminar "Analyzing Credit Tenant Risk and Commercial Lease Analysis" for Appraisal Institute Chapters in 2011-2012:

- Atlanta, GA – January 2011 and November 2011
- Post Falls, ID – August 2011
- Las Angeles, CA – July 2011
- Phoenix, AZ – March 2011
- Asheville, NC – January 2011
- Columbus, OH – December 2010
- Las Vegas, NV – December 2010

Instructor for 3 Hour Seminar "Supporting Your Data: Verification of Comps and Market Data" in Atlanta, GA, August 2011

Instructor for 7 Hour Seminar "Getting It Right from the Start: A Workout Plan for Your Scope of Work" Columbia, SC – March 2021

State of Atlanta Appraisal Institute Conference "State of South Carolina" Atlanta, GA – October 16, 2025

Overview

Jeff has qualified as an expert witness in numerous courts in the State of Georgia and the Federal Bankruptcy Court. He has significant experience in litigation support for banks, property owners, and government entities such as the Department of Justice, Internal Revenue Service, Federal Aviation Administration, Hartsfield Atlanta Airport, Atlanta Public Schools, and numerous Georgia counties. Jeff has extensive experience in valuing a broad range of property types throughout the United States.