

COLORADO APPRAISAL CONSULTANTS

P.O. Box 103351
Denver, Colorado 80205

www.appraisalcolorado.com
Expert Appraisal Services

Office: 720-315-2530
Cell: 303-842-9852

Appraisal Qualifications

Cody D. Gale, MAI, CCIM, MS-RECM, LEED AP

Certified General Appraiser, Licensed Broker, MS-RECM, LEED AP
Owner and Founder of Colorado Appraisal Consultants

Introduction

Mr. Gale has appraised over \$1 billion worth of real estate and has experience appraising all primary commercial and residential real estate property types. As a qualified appraiser, he regularly performs commercial and residential appraisal assignments for lenders, individuals, estates, investment groups, buyers, sellers and more. In addition to competency and experience in almost all property types, he has experience in many of Colorado's underserved locations, such as mountain and rural areas. Cody Gale is a designated MAI member of the Appraisal Institute, as well as a designated CCIM Member of the CCIM Institute.

Education

Master of Science: *Real Estate Finance & Construction Management*. University of Denver, Franklin L. Burns School of Real Estate and Construction Management at the Daniels College of Business. Completed in 2009. GPA: 3.7 out of 4.0.

Bachelor of Arts: *International Spanish for the Professions* (cross-disciplinary between Spanish and Business). *Business Administration* minor. University of Colorado at Boulder. Completed 2005. GPA: 3.5 out of 4.0

Other: *Broker Pre-licensing, Registered Appraiser, Licensed Appraiser, Certified Residential, & Certified General*. American Real Estate College, 2005-2007. *LEED for Contractors; LEED New Construction, Existing Buildings: Operations & Maintenance, Sustainable Valuation and many more*. US Green Building Council. *Intensive Spanish Immersion*. Escuela D'amore, Costa Rica.

Appraisal Institute Equivalent Credit Received MAI Coursework & Exams:

- Basic Appraisal Principles & Basic Appraisal Procedures
- General Appraiser Income Approach/Part I & II
- General Appraiser Sales Comparison Approach
- General Appraiser Site Valuation & Cost Approach
- General Market Analysis and Highest and Best Use
- Real Estate Finance, Statistics, Valuation Modeling
- Advanced Income Capitalization
- Highest & Best Use and Market Analysis
- Advanced Sales Comparison and Cost Approaches
- Advanced Applications

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Recent Continuing Education Highlights

<i>Course Name</i>	<i>Provider</i>	<i>Mo/Yr.</i>	<i>CE Hrs.</i>
Appraisal of Assisted Living Facilities	McKissock	12/2018	7
2018 Annual Commission Update Course	McKissock	12/2018	4
Legal Issues in Colorado Real Estate	VanEd	6/2018	6
Colorado Listing Contracts	VanEd	6/2018	6
USPAP 2018-2019	McKissock	1/2018	7
Analyzing Operating Expenses	Appraisal Institute	4/2017	7
The Discounted Cash Flow Model, Concepts, Issues, Apps.	Appraisal Institute	9/2016	5
Small Hotel/Motel Valuation	Appraisal Institute	9/2016	7
USPAP 2016-2017	McKissock	4/2016	7
Comparative Analysis	Appraisal Institute	7/2015	7
Financial Analysis, Investor Decisions, User Decisions, Market Analysis	CCIM Institute	10/2014	16
Residential & Commercial Valuation of Solar	Appraisal Institute	7/2014	14
Preparing to Negotiate	CCIM Institute	6/2014	8
User Decision Analysis (CCIM 103)	CCIM Institute	6/2014	28
Online Ethics Course	CCIM Institute	6/2014	2
Subdivision Valuation	Appraisal Institute	3/2014	7
Residential Solar Photovoltaic Leases	Appraisal Institute	1/2014	2
USPAP 2014-2015	VanEd	1/2014	7
Colorado Real Estate Commission Annual Broker Update	DORA	12/2013	4
Legal Issues Affecting the Real Estate Professional	DORA	12/2013	4
IRS Valuation	Appraisal Institute	7/2012	2
General Demonstration Report Writing	Appraisal Institute	7/2012	7
Federal Agencies and Appraisal: Program Update	Appraisal Institute	6/2012	2
USPAP 2012/2013	Appraisal University	4/2012	7
Historic Property Appraisal	Appraisal University	3/2012	8
Eminent Domain Valuation	CDOT	1/2012	4

Appraisal Experience

Land

Commercial pads, commercial parcels, commercial subdivision, bulk land, special use, mixed-use, retail, office, industrial, flex, oil and gas, apartment, residential subdivision up to 1,200 acres, commercial subdivision, single-unit residential, town house, agricultural, CRP, infill, land development, ranch, planned development, future development and more.

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Industrial

Single-tenant, multi-tenant, auto, flex, manufacturing, warehouse, showroom, office/warehouse (flex), storage, proposed, build-to-suit, specialized industrial production/manufacturing, MMJ, cannabis, grow facility, and more.

Office

Low-rise, mid-rise, office condominiums, medical office (on and off campus), class A, B, C, converted office, office/retail, office/industrial, dental office, single-tenant, multiple tenant and more.

Retail

Shopping center, net leased, small strip, large strip, regionally branded, build-to-suit, freestanding, single tenant, multi-tenant, historic, gas station, restaurant, bar, nationally branded fast food, convenience store, special purpose, quick lube, dental/medical, dispensary, and more.

Residential

FHA, apartment, multi-family, single-family attached, single-family detached, duplex, triplex, fourplex, five unit, subdivision, ranch, trophy property, luxury, LEED, historic, rural and more.

Special Purpose

Mixed-use, commercial greenhouse, library, church, telecommunications, hotel, lodging, marijuana and more

Uses

Expert witness, litigation, divorce, dispute resolution, insurance, gift tax, estate settlement, gift tax/donation, county tax appeal, debt restructuring, foreclosure, accounting, private financing, mortgage financing, metro district, internal decision making, SBA, and more.

Interests

Fee simple estate, leased fee estate, leasehold estate, blended interests, partial ownership and fractional interests.

Licenses

CO Independent Broker (Real Estate License), License # II100002495
CO Certified General Appraisal License # CG100025145

Affiliations

Appraisal Institute, CCIM Institute, US Green Building Council.

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Partial List of Clients Served

AEG Live, Public Service Credit Union, Elevations Credit Union, YUM! Brands, US Bank, CoBiz (Colorado Business Bank), 21st Century Bank, KeyBank, Andrew Litvak Hartman Simmons & Wood, LLP, Bank of the West, New Peoples Bank, Legacy Bank, Southwest Heating & Cooling, Sergeants Pet Care, Onewest Bank, Alpine Mountain Ranch Metropolitan District, Feldmann Nagel Law, Clear Capital, Protek Valuation, Sienna Capital, Century Casinos, Apex Mortgage Corporation, RRReview, Excelcomm Commercial Advisors, CapitalSpring, Saxon Real Estate, Recreational Equipment Inc. (REI), Stockmen's Bank, FMS Bank, Corporex, AMG Bank, Wilshire State Bank, SFF Real Estate Investments, Oklahoma State Bank, Mile High Community Loan Fund, Tamale Kitchen, Royal Supply, Central St. Bistro, PCS Inc., SB Mountain, Columbine Federal Credit Union, Rocky Mountain Public Broadcasting, many private companies/individuals, and more.

Geographical Experience (Colorado)

Urban, suburban and rural locations throughout Colorado:

- Adams County
- Arapahoe County
- Boulder County
- Broomfield County
- Clear Creek
- Denver County
- Douglas County
- Eagle County
- Elbert County
- El Paso County
- Garfield County
- Gilpin County
- Grand County
- Jefferson County
- Larimer County
- Lincoln County
- Pitkin County
- Routt County
- Summit County
- Weld County