

COLORADO APPRAISAL CONSULTANTS

Office: 720-315-2530
appraisalcolorado@gmail.com

Expert Appraisal Services

Cell: 303-842-9852
www.appraisalcolorado.com

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, Inc.](#)

Introduction

I have approximately 14 years of commercial appraisal experience and have appraised over \$1 billion worth of real estate. I have experience appraising all primary commercial and residential real estate property types. I have experience with virtually all property types, location types, tenancy types, and phases of construction. I regularly appraise both small, single-tenant properties as well as complex, multi-tenant and nationally branded properties. I regularly appraise all types of land including commercial and high-density redevelopments. As a qualified appraiser, I regularly perform 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, I have experience in many of Colorado's underserved locations, such as mountain and rural areas. I am a designated MAI member of the Appraisal Institute, as well as a designated CCIM Member of the CCIM Institute. I have developed advanced valuation tools used for real estate valuations and I am a published author. I have provided court and deposition testimony.

Formal 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.

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>
2020-2021 7-Hour National USPAP Update	McKissock	1/2020	7
The Basics of Expert Witness for Commercial Appraisers	McKissock	10/2019	7
Appraisal of Self-Storage Facilities	McKissock	10/2019	7
2019 Annual Commission Update Course	McKissock	10/2019	4
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
2018-2019 7-Hour National USPAP Update	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
2016-2017 7-Hour National USPAP Update	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
2014-2015 7-Hour National USPAP Update	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
2012-2013 7-Hour National USPAP Update	Appraisal University	4/2012	7
Historic Property Appraisal	Appraisal University	3/2012	8
Eminent Domain Valuation	CDOT	1/2012	4

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Appraisal Experience

I have a very diverse appraisal background ranging from land to residential to commercial. I have appraised practically all property and location types.

Land

All land types including 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, high density, medium density, land development, ranch, planned development, future development, agricultural and more.

Industrial

All industrial subtypes including single-tenant, multi-tenant, auto, flex, manufacturing, warehouse, distribution, showroom, office/warehouse, storage, proposed, build-to-suit, specialized industrial production/manufacturing, MMJ, cannabis, grow facility, and more.

Office

All office subtypes including 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, urgent care and more.

Retail

All retail subtypes including urgent care, local, neighborhood and regional shopping centers, net leased, small strip, large strip, regionally branded, nationally branded, build-to-suit, freestanding, big box, 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

All residential subtypes including student housing, FHA, low, mid and high-rise apartments, multi-family, single-family attached, single-family detached, condominiums, townhomes, 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/cannabis and more.

Uses

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

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Interests

Virtually all interests including fee simple estate, leased fee estate, leasehold estate, blended interests, partial ownership, fractional interests long-term ground leases, etc.

Licenses

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

Affiliations

Appraisal Institute, CCIM Institute, US Green Building Council.

Publications

“Growth Industry”, Valuation Magazine, The Appraisal Institute, Q2 2017.

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, Saint John XXII Catholic Church, Watermill Express, Ability Connection Colorado, Transdev, Jensen Foods, The Green Herb, Eagle Valley Bank, Rx Pharmacies, City of Boulder, Ramblin Express, BNSF Railway Company, American Life Insurance, Denver Pipefitters Local 208, Wells Fargo, The Frosted Leaf, Lit Dispensary, Legacy Companies, Mental Health Center of Denver, Rock Island Railroad, Horizons Bank, American Military Family, RedBarre, many private companies/individuals, and more.

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Notable Projects

- Boulder Museum
- Hueburger Subaru
- Steam on the Platte
- Gothic Theatre
- Arapahoe Plaza Medical Office
- Blue Rhino Production Facility
- Veteran Affairs Denver
- Wildlife Sanctuary
- Captain Cook Apartments
- Frosted Leaf Dispensary
- Lit Dispensary
- Good Chemistry
- American Cannabis
- Today's Health Care Dispensary
- Mother Cabrini Shrine
- Rocky Mountain PBS Tower
- CareNow Urgent Care
- Zip Clinic Urgent Care
- Rocky Mountain Pediatric
- Taco Bell
- Carl's Jr.
- Burger King
- Del Taco
- Dairy Queen
- Dunkin'
- Church's Chicken
- Park Burger
- Advance Auto
- O'Reilly Auto Parts
- Goddard School
- Goodwill
- Dogtopia
- Lazy Dog
- Waste Connections of Colorado
- Wise Recycling
- Denver Pipefitters Local 208
- Denver Performing Arts Center
- Saint Francis Medical Center
- Greyhound Downtown Denver
- The Denver House
- Boulder River Ranch
- Ability Connection
- Mental Health of Denver
- Aurora Mental Health
- Sobriety House
- Former Pepsi Bottling Plant
- Chidlaw Building
- Ferguson Plumbing
- Jensen Foods
- Geological Society of America
- TransDev
- Exdo Events Center
- REI Littleton & Fort Collins
- Park Place Lofts
- Studios @ Parkview 15
- Tavern Platte Park
- DiCicco's
- Starbucks
- City Electric Supply
- Jiffy Lube
- Grease Monkey
- Select Energy Services
- Nelson Pipeline
- Clinica Tepayac
- Bank of the West
- Merryhill School
- Shell
- ATS Diesel Performance
- Saint John XXII Catholic Church
- Sterling Hills HOA
- Architectural Concepts
- Downtown Denver Storage
- Alpine Mountain Ranch
- Saddleback Mountain

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Geographical Experience (Colorado)

Urban, suburban and rural locations throughout Colorado:

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