

# Qualifications of Josh Fronen, MAI

## Director

Valbridge Property Advisors | Northern California



### *Independent Valuations for a Variable World*

#### State Certifications

Certified General  
State of California

#### Education

Bachelor of Arts  
History, Specializing in  
Business  
University of California  
Los Angeles

#### Contact Details

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Valbridge Property Advisors  
| Northern California  
55 S. Market Street  
Suite 1210  
San Jose, CA 95113

[www.valbridge.com](http://www.valbridge.com)

#### Membership/Affiliations

Member: Appraisal Institute MAI Designation  
Grader: Appraisal Institute Demonstration Appraisal Report Panel,  
Current  
Chairman: Fall Conference Committee, Appraisal Institute, 2009  
Member: Board of Directors, NorCal Chapter of the Appraisal Institute,  
2009 – 2012  
Member: Appraisal Institute Membership Development and  
Recruitment Committee, NorCal Chapter  
Board Member: Appraisal Institute Fall Conference, 2007 – Current.  
Member: Toastmasters International, Competent Communicator (CC)

#### Appraisal Institute & Related Courses

- Appraisal Principles
- Operating Expenses
- Appraisal Procedures
- National USPAP
- Laws and Regulations
- Advanced Sales Comparison and Cost Approaches
- California Eminent Domain Appraisal Practice
- Highest and Best Use & Market Analysis
- Estimating Loss in Value
- Advanced Applications
- Litigation Conference
- Entrepreneurial Profit and Return on Cost
- Appraisal Fundamentals
- CAM Escalations/Lease Audit Preparation
- Income Property Valuation
- Business Practices and Ethics
- Advanced Income Capitalization
- Understanding Property Taxes
- Scope of Work
- Legal Aspects of Easements
- Report Writing and Valuation Analysis
- Report Conditions & Assumptions
- Tenant Credit Analysis
- Commercial Lending and Supporting Values
- Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
- Litigation Appraising: Specialized Topics and Applications
- Condemnation Appraising: Principles & Applications

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## Experience

### **Director**

Valbridge Property Advisors | Northern California (2018-Present)

### **Senior Appraiser**

Valbridge Property Advisors | Northern California (2013-2018)

### **Senior Appraiser**

Hulberg & Associates, Inc. (2004-2013) (joined to create Valbridge in 2013)

### **Associate Appraiser**

TMG Realty Advisors (2001-2004)

### **Market Researcher/Appraiser Assistant**

Akiba Appraisal Services (2001)

Appraisal/valuation and consulting assignments include: Offices: professional and medical/dental; suburban and high-rise. Shopping centers: community, specialty, neighborhood, and strip. Swap meets. Storefront retail buildings. Apartments, condominiums, subdivisions, and single-family.

R&D, light industrial, warehouses, food processing, and manufacturing. Land and remnant appraisals. Retrospective valuations. Fractional interest valuations. Arbitration, litigation, estate work, tax appeals, contamination, rent loss, and diminution in value. Has provided court testimony and is a qualified expert witness.