

Qualifications of Gary R. Free, MAI, SRA
Non-Practicing
Senior Managing Director & Shareholder
Valbridge Property Advisors



Independent Valuations for a Variable World

State Certifications

State of Utah
State of Idaho
State of Nevada

Education

Bachelor of Arts
Business Administration
University of Utah

Contact Details

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Valbridge Property Advisors
527 E Pioneer Rd, Ste 240
Draper, UT 84020
www.valbridge.com

Membership/Affiliations:

Member: Appraisal Institute - MAI Designation
Appraisal Institute – SRA Designation
International Right of Way Association
Utah Self Storage Association

Leadership: Appraisal Institute – Past President, Utah Chapter
Appraisal Institute – Past Regional Representative
Appraisal Institute – Past Executive Board Member, Utah Chapter
Appraisal Institute – Nonresidential Demonstration Report Grading Panel
Appraisal Institute – Southwest Region Review and Counseling committee
Utah Self Storage Association – Past President
Society of Real Estate Appraisers – Past President, Salt Lake City Chapter
Society of Real Estate Appraisers – Past Director, Salt Lake City Chapter
Society of Real Estate Appraiser – Past Board Member, Salt Lake City Chapter
University of Utah – Past Chairman of re-appraisal project for the Bureau of Economic Research

Courses Completed (partial list):

All required core classes for MAI & SRPA designation, and following continuing education:

Anatomy of an Acquisition
Appraisal and Real Estate Issues
Appraisal of Retail Properties
Appraiser as Expert Witness
Appraising the Appraisal: Appraisal Review - General
Business Practices and Ethics
Eminent Domain: New Tools & Strategies for Public Projects in Utah
Eminent Domain Update
Feasibility Analysis, Market Value & Investment Timing
Feasibility Analysis - Nonresidential
Forecasting Revenue
General Appraiser Market Analysis and Highest & Best Use

Courses Completed (partial list) - Cont'd:

Geological Concerns in Real Estate
Health Care Industry Trends & Real Estate
H.V.A.C. Systems in Commercial Buildings
Litigation Appraising: Specialized Topics and Applications
Litigation Skills for the Appraiser
Non-Residential Demo Report Writing
Partial Interests: Theory and Case Law
Property Title Concerns
Rates and Ratios: Making sense of GIMs, OARs and DCFs
Scope of Work: Expanding Your Range of Services
Self Storage: Looking at the Past – Are These Indicators
Small Hotel/Motel Valuation
Special Purpose Properties
Specialized Appraisal Issues
Subdivision Valuation
Successful Real Estate Investing
The Office Sub-Market
The Road Less Traveled: Special Purpose Properties
Using your HP 12C Financial Calculator
USPAP (at regular intervals)
Utah Department of Transportation Projects
Wasatch Front Real Estate Market

Experience:

Senior Managing Director

Valbridge Property Advisors(2013-Present)

President

Free and Associates, Inc. (1976 – Present)

President

Capital Land Management (1978 – 1980)

Appraiser (commercial & residential)

Commercial Security Bank (1974 – 1976)

Founder, in 1976 of Free and Associates, a full-service, real estate appraisal and consulting firm. Qualified, through obtaining appropriate education and experience, to complete appraisals and provide consulting service on all types of commercial and residential properties. Mr. Free has served in elected offices and on boards of professional organizations such as the Appraisal Institute and the Society of Real Estate Appraisers. He is licensed in Utah, Idaho and Nevada, and has provided expert testimony in U.S. and District Courts.