

Newsletter

July 2018

President's Message



"Everything I have, my career, my success, my family, I owe to America." Author Unknown

Have a safe and Happy 4th of July.



Eva

P.S. I hope to see you at our 2018 Annual Conference in Nashville, Tennessee.

[More Information](#)



Find us on:



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Governance Structure Update

After the initial recommendations of the Governance Structure Project Team (GSPT) and exposure to the membership in 2017, the President reconstituted GSPT in February 2018 with a new charge considering the prior recommendations, feedback received, and additional research. The GSPT provided a report to the Board in May 2018, and the Board is now seeking input from AI professionals. A copy of the project team's report is posted here: [GSPT Report](#).

The project team's report focuses on (1) regional structure; (2) National nominating committee composition and process; (3) National board of directors composition, terms, and qualifications; and (4) National elected officer qualifications.

The board of directors is seeking feedback from AI professionals. The deadline for input is July 18, 2018. To provide feedback to the board, see [GSPT Report Feedback](#).

The AI board of directors will consider the GSPT's report and AI professionals' input at their next scheduled meeting on August 2-3, 2018, in Nashville, TN.

Save the Date—It's Time for Golf

The Fourth San Diego Real Estate Golf Team Championship will be held on Friday, September 21, 2018, from 11:00 am to 7:00 pm, at Admiral Baker Golf Club, 2400 Admiral Baker Road, Building 3604, San Diego, CA 92120.

Net proceeds from the tournament will fund the two San Diego Chapter of the Appraisal Institute's scholarship programs.

More information will be available soon.

Chapter Meeting Calendar

June 28	Chapter Board Meeting	Chapter office
July 26	Chapter Board Meeting	Chapter office
August 23	Chapter Board Meeting	Chapter office

Advertising in Chapter Newsletter—New Policy

Advertisements must be camera-ready. Advertisements must represent closely-related businesses or services to the real estate appraisal field. All advertisements submitted for publication are subject to the approval of the Chair of the Chapter Newsletter Committee. Appeals for rejections will be submitted to the Chapter Board of Directors and their decisions are final.

Fees are as follows:

	Member	Non-Member
Full Page (7" X 10")	\$165	\$175
Half Page (7" X 5")	\$ 90	\$100
Quarter Page (3-1/2" X 4-1/2")	\$ 50	\$ 60
Eighth Page (business card size—3-1/2" X 2")	\$ 30	\$ 40

A 20% discount will be given for a six-month subscription, and a 25% discount will be given for a one-year subscription.

The San Diego Chapter does not endorse any product or service advertised in this newsletter.

If you have questions, or to submit an advertisement for publication, contact Executive Director Patti Kreutzer at patti@sdcai.org.

Condemnation Appraising: Principles & Applications

COURSE SCOPE:

Participants will gain an understanding of the eminent domain process, and learn the rules and regulations governing condemnation appraisals and important issues unique to this appraisal specialty. They will also acquire the tools to address issues such as the valuation rules used by different jurisdictions, and how to identify and value the larger parcel and estimate damages and benefits. The course examines advanced applications of appraisal techniques and problem solving in condemnation cases. Participants will discover how courts view various appraisal methodologies. Case studies are presented to reinforce the application of condemnation appraisal principles.

EDUCATION CREDIT:

This course is approved for 200 points of Appraisal Institute continuing education credit (attend and pass the exam), or for 180 points of Appraisal Institute continuing education credit (attendance only). This course is also approved in most states for basic and/or continuing education credit (in California, 21 hours of BREA continuing education credit, Approval No. 08754C140). For information about approval in other states, see [State Approvals](#).

COURSE FEE::

Appraisal Institute Designated Members, Candidates for Designation, Practicing Affiliates, and Affiliates \$500 / All others \$550

When and Where

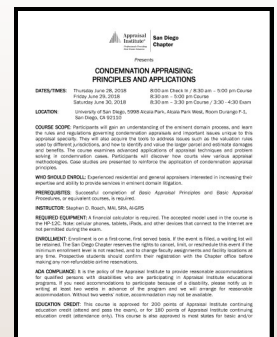
June 28-30, 2018
8:30 am to 5:00 pm

University of San Diego
5998 Alcalá Park
Alcalá Park West
Room Durango F-1
San Diego, CA 92110

Course Instructor:

Steve Roach, MAI, SRA

AI-GRS



For more information, click the course flyer above

Advanced Income Capitalization

When and Where

July 13-18, 2018

8:30 am to 5:00 pm

University of San Diego

5998 Alcalá Park

Alcalá Park West

Room Durango F-1

San Diego, CA 92110

Course Instructor:

Rick Carlile, MAI



COURSE SCOPE:

The 35-hour course implements a blended learning approach, which includes a pre-class, two-hour online session combined with 30 hours of traditional classroom education, and wraps up with a three-hour exam on the fifth morning.

This course builds on topics covered in the General Appraiser Income Approach/Parts 1 and 2 courses. It introduces additional topics that a seasoned general appraiser can expect to meet in everyday practice. The course features a limited review of material covered in the previous income courses to maximize the time available for advanced topics. Advanced topics are divided into six general areas:

- 1. Operating income issues, including complex lease structures, reimbursements, and tenant improvement allowances;
2. Property valuation techniques, property taxes that are a function of market value, reversions, property model applications, and supporting the discount rate;
3. Complex mortgage instruments and the effects of leverage;
4. Equity valuation;
5. Investor motivations, including measures and types of risk, measures of return, and income tax consequences; and
6. Case study applications of an office building, a subdivision, and a proposed development with prospective and subject to hypothetical values.

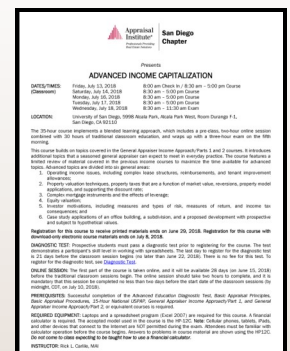
Registration for this course to receive printed materials ends on June 29, 2018. Registration for this course with download-only electronic course materials ends on July 8, 2018.

EDUCATION CREDIT:

This course is approved for 275 points of Appraisal Institute education credit (attendance only) or for 375 points of Appraisal Institute education credit (attend and pass exam). It is also approved in most states for education credit (in California, 33 hours of qualifying education credit, including the exam, or for 30 hours of continuing education credit; Approval No. 10754211). For other states' approval information, see State Approvals.

COURSE FEE::

Appraisal Institute Designated Members and Candidates for Designation \$800 / All others \$1,100



For more information, click the course flyer above

National USPAP 7-Hour Update

COURSE SCOPE:

This one-day update course, copyrighted by The Appraisal Foundation, focuses on recent changes to USPAP requirements for ethical behavior and competent performance by appraisers. The course, which clarifies several commonly misunderstood aspects of USPAP, will aid appraisers in all areas of appraisal practice seeking updated competency in USPAP, including those subject to state licensing or certification and continuing education requirements imposed by professional organizations, client groups, or employers.

NOTE: The Appraiser Qualifications Board (AQB) of The Appraisal Foundation has issued a statement that indicates effective 01/01/2005 an appraiser must successfully complete the 7-hour USPAP Update course every two years to meet the USPAP continuing education requirement. The appraiser can take the 15-Hour USPAP, but it will only count for hours toward his state's continuing education requirement; the 15-Hour program will not meet the USPAP continuing education requirement.

COURSE PRICE DOES NOT INCLUDE A COPY OF THE 2018-2019 USPAP DOCUMENT, WHICH IS REQUIRED FOR COURSE CREDIT. Attendees must bring their own copy of the 2018-2019 USPAP document to class, which can be purchased from The Appraisal Foundation at [2018-2019 USPAP](#).

EDUCATION CREDIT:

This course is approved for 35 points of Appraisal Institute education credit, and for 7 hours of BREA continuing education credit (BREA Approval No. 17CP754601293). This course is also approved in most other states for basic and/or continuing education credit. For more information about approval in other states, see [State Approvals](#).

COURSE FEE:(on or before July 12, 2018):

Appraisal Institute Designated Members, Candidates for Designation, Practicing Affiliates, and Affiliates \$189 / All others \$239

Course fees will increase \$50 on July 13, 2018

When and Where

July 27, 2018

8:30 am to 4:30 pm

University of San Diego

5998 Alcalá Park

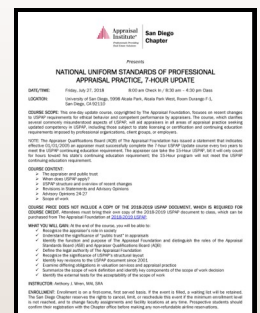
Alcalá Park West

Room Durango F-1

San Diego, CA 92110

Course Instructor:

Tony Wren, MAI, SRA



For more information, click the course flyer above

Business Practices and Ethics

COURSE SCOPE:

This course addresses topics that were not included in the previous version, such as the Guide Notes to Standards of Professional Appraisal Practice. Numerous Q&As address real-life, up-to-date matters that appraisers encounter in various assignments, including mortgage lending, litigation, property tax appeal, and many more. The course contains relevant and much-needed information for professional appraisers.

EDUCATION CREDIT:

This course is approved for 35 points of Appraisal Institute education credit. This course is also approved in most states for basic and/or continuing education credit (in California, four hours of BRE A continuing education credit, BRE A Approval No. 12CP754601026). For information about credit in other states, see [State Approvals](#).

COURSE FEE:(on or before July 13, 2018):

Appraisal Institute Designated Members, Candidates for Designation, Practicing Affiliates, and Affiliates \$189 / All others \$239

Course fees will increase \$50 on July 14, 2018

When and Where

July 28, 2018

8:30 am to 4:30 pm

University of San Diego

5998 Alcalá Park

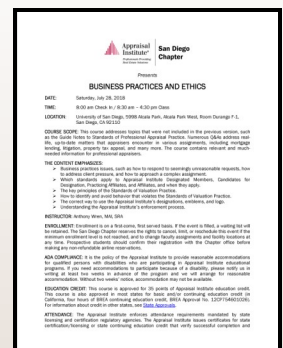
Alcalá Park West

Room Durango F-1

San Diego, CA 92110

Course Instructor:

Tony Wren, MAI, SRA



For more information, click the course flyer above

San Diego Chapter of the Appraisal Institute

San Diego Chapter Office

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 E-mail: patti@sdcai.org

We are on the Web!

www.aisandiego.org

July 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Chapter Office Closed	3 Chapter Office Closed	4 Chapter Office Closed	5 Chapter Office Closed	6 Chapter Office Closed	7
8	9	10	11	12	13 Adv. Income Cap Day 1	14 Adv. Income Cap Day 2
15	16 Adv. Income Cap Day 3	17 Adv. Income Cap Day 4	18 Adv. Income Cap Exam (AM)	19	20	21
22	23	24	25	26 Board of Directors Meeting	27 7-Hour USPAP Update	28 Business Practices & Ethics
29	30	31				

Chapter Leadership

2018 OFFICERS

President
 Eva Stresemann, MAI
eva.stresemann@sdcounty.ca.gov

Vice President
 Eric Schneider, MAI, SRA, AI-GRS
eric@jrcvaluation.com

Treasurer
 Jeremy Darner, MAI, SRA, AI-GRS
[jeremy.darner@cushwake.com](mailto:jerry.darner@cushwake.com)

Secretary
 Mark Hendrickson, MAI
mark@hendricksonappraisal.com

DIRECTORS

Director (2016-2018)
 Sean Stinchfield, MAI, AI-GRS
seanstinchfield@hotmail.com

Director (2016-2018)
 Eric Witherall, MAI
eric@bridgelinevaluation.com

Director (2017-2019)
 Mike Hadrys
mhadrys@westvaluation.com

Director (2017-2019)
 Colleen Matthies, MAI
tcmatthies@cox.net

DIRECTORS

Director (2018-2020)
 Chris Alfaro, MAI, AI-GRS
Chris.alfaro@homestreet.com

Director (2018-2020)
 Alison Roach
alison@jrcvaluation.com

Director (2018-2020)
 Lee Stephens, SRA
leensharon@cox.net

IMMEDIATE PAST PRESIDENT

Trevor Hubbard, MAI, SRA, AI-GRS
trevorhubbard@gmail.com

Did you know...

Chapter individuals who volunteer to serve on a committee, panel, or work group can earn up to 125 points of continuing education credit in each 5-year cycle.

If you would like to become more involved with the Chapter, contact Chapter President Eva Stresemann, MAI, at (858) 694-2732 or email eva.stresemann@sdcounty.ca.gov