



**San Diego
Chapter**

Presents

GENERAL APPRAISER INCOME APPROACH/PART 1

DATES/TIMES: Monday, June 3, 2019 8:00 am Check In / 8:30 am to 5:00 pm Course
Tuesday, June 4, 2019 8:30 am – 5:00 pm Course
Wednesday, June 5, 2019 8:30 am – 5:00 pm Course
Thursday, June 6, 2019 8:30 am – 2:00 pm Course / 2:00 to 5:00 Exam

LOCATION: University of San Diego, 5998 Alcalá Park, Classroom TBD, San Diego, CA 92110

After a brief review and introduction, this course opens with a graphic treatment of the time value of money, the six financial functions of a dollar, and important associated concepts. A thorough, detailed analysis of gross income including leases and the various expenses appropriately deducted from gross income follows, with realistic case studies of several income property types. Direct capitalization is then presented using overall capitalization rates, band of investment, and residual techniques. Substantial class time is devoted to practicing the taught concepts to prepare participants for the exam.

PREREQUISITES: Successful completion of *Basic Appraisal Principles* and *Basic Appraisal Procedures* or equivalent courses is required.

REQUIRED EQUIPMENT: A financial calculator is required. The accepted model used in the course is the HP-12C. **Note:** Cellular phones, tablets, iPads, and other devices that connect to the Internet are NOT permitted during the exam. You must be familiar with calculator operation when the course begins. Answers to problems in course materials are shown using the HP-12C. ***Do not come to class expecting to be taught how to use a financial calculator.***

RECOMMENDED TEXTBOOKS: *The Appraisal of Real Estate*, 14th Edition; *Capitalization Theory & Techniques Study Guide*, 3rd Edition; *The Dictionary of Real Estate Appraisal*, 6th Edition, *Mathematics for Real Estate Appraisers*; and *Rates and Ratios Used in the Income Capitalization Approach*. Textbooks can be ordered online at [Textbooks](#). ***No textbooks will be available at the class.***

INSTRUCTORS: Eric C. Schneider, MAI, SRA, AI-GRS, and Robert M. Backer, MAI, SRA

ENROLLMENT: Enrollment is on a first-come, first served basis. If the event is filled, a waiting list will be retained. The San Diego Chapter reserves the rights to cancel, limit, or reschedule this event if the minimum enrollment level is not reached, and to change faculty assignments and facility locations at any time. Prospective students should confirm their registration with the Chapter office before making any non-refundable airline reservations.

ADA COMPLIANCE: It is the policy of the Appraisal Institute to provide reasonable accommodations for qualified persons with disabilities who are participating in Appraisal Institute educational programs. If you need accommodations to participate because of a disability, please notify us in writing at least two weeks in advance of the program and we will arrange for reasonable accommodation. Without two weeks' notice, accommodation may not be available.

EDUCATION CREDIT: This course is approved for 200 points (general) or 225 points (residential) of Appraisal Institute education credit (attend and pass exam), or for 150 points (general) or 175 points (residential) of Appraisal Institute education credit (attendance only). This course is also approved in most states for basic and/or continuing education credit (in California, 27 hours of BRE A continuing education credit, or 30 hours of BRE A basic education credit, including the exam, BRE A Approval No. 09754129). For information about credit in other states, see [State Approvals](#).

ATTENDANCE: The Appraisal Institute enforces attendance requirements mandated by state licensing and certification regulatory agencies. The Appraisal Institute issues certificates for state certification/licensing or state continuing education credit that verify successful completion and attendance of 100%, with your grade notification letter for courses, or at the conclusion of seminars. One hundred percent (100%) attendance is required for all Appraisal Institute education programs. This follows Appraiser Qualification Board minimum criteria requirements.

COURSE FEE (on or before 5/19/18): Appraisal Institute Designated Members, Candidates for Designation, Practicing Affiliates, and Affiliates \$585 / All Others \$635
Course fees will increase \$50 on May 20, 2019.

CANCELLATIONS/REFUNDS: Up to 15 days prior to program start date, a \$50.00 cancellation fee will be applied to all requests for cancellation. Between two and 14 days prior to program start date, a \$225.00 cancellation fee will be applied to all requests for cancellation. Less than two days prior to program start date, no refunds will be given.

CONFIRMATION: A confirmation email will be sent within ten (10) business days of receipt of the completed enrollment application and full tuition, or immediately after registering online.

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ENROLLMENT APPLICATION
“GENERAL APPRAISER INCOME APPROACH/PART 1”

NAME: _____

ADDRESS: _____

PHONE: _____ E-MAIL: _____

COURSE FEE (on or before 5/19/19): Appraisal Institute Designated Members, Candidates for Designation, Practicing Affiliates, and Affiliates \$585 / All Others \$635
Course fees will increase \$50 on May 20, 2019.

APPRAISAL INSTITUTE DESIGNATED MEMBERS, CANDIDATES FOR DESIGNATION, PRACTICING AFFILIATES, AND AFFILIATES MUST INDICATE CHAPTER: _____

FEE ENCLOSED: \$ _____ CHECK NO. _____

OR CHARGE CREDIT CARD: NAME ON CARD _____

BILLING ADDRESS _____

CARD TYPE (Please circle) Visa MasterCard American Express

CARD NO.: _____ EXP. DATE: _____ CCV: _____

- ✓ If paying by check, please make your check payable to “San Diego Chapter of the Appraisal Institute”. Mail your check along with this completed application to San Diego Chapter of the Appraisal Institute, 4849 Ronson Court, Suite 102, San Diego, California 92111
- ✓ If paying by credit card, mail this completed application to the above address, or FAX to (858) 292-7333, or email to patti@sdcai.org.
- ✓ Questions? E-mail patti@sdcai.org, or call (858) 292-7324

Or, register online at www.myappraisalinstitute.org/education/SanDiego/