

## QUALIFICATIONS

David A. Arnoldi, MAI  
Indian Valley Appraisal Company  
120 East Broad Street Suite 1  
Souderton, PA 18964  
david@ivappraisal.com

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### EDUCATION

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*Appraisal Institute, Chicago, IL*  
**MAI Designation** **2011**

*Pennsylvania State University, University Park, PA*  
**B.A. Economics/Business minor** **1991**

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### CONTINUING EDUCATION PAST FIVE YEARS

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Partial Interest Valuation; Mortgage Fraud and Predatory Lending; Business Practices and Ethics; Current Issues in Appraising; Road Less Traveled; Real Estate Finance and Investment Performance; Litigation Skills for the Appraiser; National USPAP; Pennsylvania and Delaware State Law Updates, Complex Litigation Appraisal Case Studies, Analyzing Tenant Credit; Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets. **2006-Current**

Complex Litigation Appraisal Case Studies

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### PROFESSIONAL LICENSES AND CERTIFICATIONS

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Certified General Appraiser – Commonwealth of Pennsylvania (Certificate No. GA-001533-L)

Certified General Appraiser – State of New Jersey (Certificate No. 42RG00203800)

Appraisal Institute – MAI Member, MAI Certificate Number 13,049 Certificate Date: August 2011

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### PROFESSIONAL EXPERIENCE

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*Indian Valley Appraisal Company, Souderton, PA*  
**Appraiser** **2011-Present**  
Specializing in real estate valuation of commercial, industrial and institutional properties.

*Valuation & Information Group, Trevoose, PA*  
**Vice President** **2008-2011**  
Responsible for appraising healthcare properties including skilled nursing and assisted living facilities on a national basis. Co-managed east coast operations.

*CBIZ Valuation Group, Lawrenceville, NJ*  
**Manager** **1996-2008**  
Initially responsible for appraising health care real estate. Final years responsible for appraising multiple real estate property types for litigation support and financial reporting promulgated under the Financial Accounting Standards Board (FASB).

*Dale James & Associates* **1992 - 1996**  
**Assistant Appraiser**  
Appraiser of commercial and residential properties. Responsible for all phases of the appraisal.

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### TESTIMONY

- Appeared before the Orphan's Court in Philadelphia
  - Appeared before the Board of Assessment Appeals in Montgomery, Bucks and Chester Counties, Pennsylvania and various municipalities in New Jersey
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APPRAISAL EXPERIENCE

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Assisted Care Facilities

Office Buildings

Restaurants

Hotels/Motels

Retirement Communities

RV Campground

Life Care Facilities

Shopping Centers

Skilled Nursing Facilities

Multi-Family

Industrial Facilities

Land

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UNUSUAL OR LARGE ASSIGNMENTS

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Three NASCAR racetracks

3,300 acre cranberry bog