

GARY R. FREE, MAI, SRA

Free and Associates, Inc.

INTRODUCTION

Since 1976, Gary Free has been the owner and manager of Free and Associates, Inc., a real estate appraising and consulting firm. His experience encompasses all facets of commercial and residential real estate, with emphasis on retail, office, industrial, subdivision and multifamily developments. 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, Wyoming, Idaho and Nevada, and has provided expert testimony in U.S. and District courts.

DESIGNATIONS AND LICENSES

Bachelor of Arts Degree in Business Management	University of Utah
MAI (Member Appraisal Institute)	Designation number 7272
SRPA (Society of Real Estate Appraiser) exchanged for SRA (non-competing designation) as a result of merger	
SRA (Senior Residential Appraiser, Appraisal Institute)	
Certified General Appraiser, Utah	License #CG00037508
Certified General Appraiser, Wyoming	Permit #85
Certified General Appraiser, Idaho	Number CGA-125
Certified General Appraiser, Nevada	License #01002

PROFESSIONAL SERVICE

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

EXPERIENCE

Founder, in 1976 of Free and Associates, a full-service real estate appraisal and consulting firm. President and manager of this firm until present. Qualified, through obtaining appropriate education and experience, to complete appraisals and provide consulting service on all types of commercial and residential properties, many of which are included in the following partial list.

- Retail: neighborhood centers to regional malls
- Hotels and motels
- Restaurants
- Various commercial developments: self-storage facilities, convenience stores, fitness centers, auto dealerships, auto repair shops, car washes, historic buildings
- Office buildings and complexes
- Office/warehouse complexes, distribution and manufacturing centers
- Eminent domain: road widening, other property expansions
- Resort properties
- Residential properties: condominium and apartments complexes, single-family homes
- Subdivisions
- Raw land
- Restrictive use easements

1976 – Present: President, Free and Associates, Inc.
1978-1980: President, Capital Land Management, Inc.
1974-1976: Commercial and residential appraiser, Commercial Security Bank

COURSES COMPLETED SINCE 1990

Sponsored by the Appraisal Institute or Utah State Entities

- The Appraiser as an Expert Witness
- Reviewing Appraisals
- Subdivision Analysis
- Appraisal of Retail Properties
- Geological Concerns in Real Estate
- Property Title Concerns
- H.V.A.C. Systems in Commercial Buildings
- Wasatch Front Real Estate Market
- The Office Sub-market
- Utah Department of Transportation Projects
- Non-Residential Demo Report Writing
- Small Hotel/Motel Valuation

Courses - continued

- Anatomy of an Acquisition
- Appraisal and Real Estate Issues
- Health Care Industry Trends & Real Estate
- Specialized Appraisal Issues
- Special-Purpose Properties: The Challenge of Real Estate Appraisal in Limited Markets
- Successful Real Estate Investing
- Eminent Domain: New Tools and Strategies for Public Projects in Utah
- Business Practice & Ethics
- Eminent Domain Update
- Various seminars, symposiums and demonstration report writing clinics
- USPAP at regular intervals

CLIENTS (PARTIAL LIST)

- Wells Fargo
- Bank of Utah
- US Bank
- AmericanWest Bank
- Bank of the West
- Bank of America
- Royal Bank of Canada
- FDIC
- PGP Valuation
- Salt Lake County
- Salt Lake City Corp
- Salt Lake City Dept of Airport
- City of South Salt Lake
- State of Utah Office of Property Rights
- Richfield City
- Provo City
- Clark County, Nevada
- Utah Department of Transportation
- Idaho Department of Lands
- Vancott, Bagley, Cornwall
- Jones Waldo
- Siegfried & Jensen

COURT EXPERIENCE

- US District Court
- 1st District
- 3rd District
- 2nd District
- US Bankruptcy Court
- Five Year Court Experience available upon request