

# Qualifications of Eric J. Van Drimmelen, MAI

**CONTACT INFORMATION:**

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**EDUCATION BACKGROUND AND APPRAISAL TRAINING:**

BS Degree, Finance	University of Utah, 8-98
Fundamental Appraisal	O'Brien Schools, 7-96
Appraising Residences	O'Brien Schools, 7-96
Standards of Professional Practice (USPAP)	O'Brien Schools, 7-96
Real Estate Principles	University of Utah, 3-98
Real Estate Law	University of Utah, 6-98
Advanced Income Capitalization, AI 510	Appraisal Institute, St. Paul, MN 7-99
Advanced Application, AI 550	Appraisal Institute, SLC, UT 10-99
Advanced Sales and Cost Approaches, AI 530	Appraisal Institute, Portland, OR 3-00
Highest and Best Use, AI 520	Appraisal Institute, Denver, CO 6-00
Report Writing, AI 540	Appraisal Institute, SLC, UT 10-00
USPAP, AI 410	Appraisal Institute, 4-01
USPAP, AI 420	Appraisal Institute, 5-01
Demonstration Report Writing	Appraisal Institute, 10-02
Separating Real and Personal Property from Intangible Business Assets, AI 800	Appraisal Institute, 2-03
Appraisal Institute Summer Seminar 2003, Growth Trends-Past, Present, Future; Data Management	Utah Chapter Appraisal Institute, 6-03
Environmental Concerns on Property Development	Utah Chapter Appraisal Institute, 6-03
Scope of Work, Expanding Your Range of Services	Appraisal Institute, 9-03
Rates and Ratios: Making Sense of GIMs OARs, and DCFs	Appraisal Institute, 2-04
7-Hour National USPAP Update	Appraisal Institute, 5-04
Appraisal Regulations; Retail and Office Development (AI Northern Branch Mtg.)	Appraisal Institute, 10-05
Feasibility Analysis, Market Value and Investment Timing: Introducing the Impact of Option Value	Appraisal Institute, 2-06
7-Hour National 2006 USPAP Update	Appraisal Institute, 4-06
Small Hotel/Motel Valuation: Limited-Service Lodging	Appraisal Institute, 5-06
Analyzing Operating Expenses	Appraisal Institute, 5-06

**EDUCATION BACKGROUND AND TRAINING (Continued):**

Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
7-Hour National USPAP Update Course	Appraisal Institute, 5-08
HVCC Update	Utah Chapter, Appraisal Institute, 10-08
Utah Housing Market & Subdivisions	Utah Chapter, Appraisal Institute, 11-08
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-09
Mid-Year 09 Real Estate Economic Update	Utah Association of Appraisers, 8-09
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-10
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-11
7-Hour National USPAP Update Course	Appraisal Institute, 3-12
Supervisory Appraiser and Appraiser Trainee Course	Appraisal Institute, 2-14
Caravan 2014 – Utah Division of R.E.	Utah Division of Real Estate, 4-14
2014 Legislative Update – Board of Equalization Class for Hearing Officers	Utah Association of Appraisers, 4-14
7-Hour National USPAP Update Course	Appraisal Institute, 5-14
Caravan 2016 – Utah Division of Real R.E.	Utah Division of Real Estate, 4-16
2016-2017 7-Hour National USPAP Update	McKissock, 5-16
The Nuts and Bolts of Green Building	McKissock, 5-16
Appraisal of Fast Food Facilities	McKissock, 5-16
The Dirty Dozen	McKissock, 4-17

**RIGHT-OF-WAY EDUCATION AND TRAINING:**

Real Estate Law	University of Utah, 6-98
Eminent Domain Seminar	Utah State Capitol, 3-01
Principles of Real Estate Engineering, IRWA 900	International Right of Way Association, 3-03
Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036	The National Highway Institute & the State of Utah Department of Transportation, 1-04
Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) 49 CFR Part 24 including the New Rule (effective 02/03/05)	Prepared by FHWA, Utah Department of Transportation, 4-05
Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
Litigation Skills for the Appraiser	Appraisal Institute, 2-07
Eminent Domain Update	Utah Land Institute, 2-08
FHWA-NHI-141044 Appraisal Review for Federal Aid Highway Programs	National Highway Institute, 3-08
IRWA Course #400, Principles of Real Estate Appraisal	International Right of Way Association, 2-12
IRWA Course #410, Reviewing Appraisals in Eminent Domain	International Right of Way Association, 3-14
IRWA Course #403, Easement Valuation	International Right of Way Association, 9-14
Expert Witness for Commercial Appraisers	McKissock, 3-17

## PROFESSIONAL EXPERIENCE:

Public Relations & Researcher	Bodell-Van Drimmelen & Assoc., 1994-1995
Appraiser, Market Analyst, & Researcher	Bodell-Van Drimmelen Commercial Appraisers, 1995-1999
Staff Appraiser	Wal-Mart Realty Co., a division of Wal-Mart Stores, Inc., 1999-2000
Appraiser	Bodell-Van Drimmelen Commercial Appraisers, 2000-2002
President/CEO	Bodell-Van Drimmelen Commercial Appraisers, 2002-2010
President/CEO	Van Drimmelen & Associates, Inc. 2010-Present

## PROFESSIONAL AFFILIATIONS:

Appraisal Institute	MAI Designated Member
International Right of Way Association	Member No. 196
Utah State Certified General Appraiser	License #5463327-CG00, Expires 5-31-18
Wyoming Certified General Appraiser	License AP-1385, Expires 2-10-19

## CLIENTS – PARTIAL LIST\*

Aegon, USA	First National Bank Of Layton	Salt Lake City
America First Credit Union	Farmington City	SLI Investment
Bank of Utah	First National Bank Of Layton	South Salt Lake
Bank of the West	First Colony Mortgage	State of Utah
Bountiful City	Kaysville City	US Bank
Brighton Bank	Layton City	UDOT
C.T. Investments	Matrix Capital Bank	Wells Fargo
Chevron	Midvale City	Western Community Bank
Deseret First Credit Union	Republic Mortgage	Zions First National Bank




\*Many developers, attorneys, and individuals

## APPRAISAL EXPERIENCE:

I am a second generation appraiser and have been around the appraisal profession nearly my entire life. I have been assisting and appraising real properties since 1995. Over the past twenty-three years I have appraised a variety of properties in Utah, Idaho, Wyoming, Montana and Nevada. My appraisal experience has been diverse and has included a variety of property types in commercial, residential, industrial and agricultural real estate. I am a MAI designated member of the Appraisal Institute, showing a commitment to advanced education, higher ethical requirements and elevated expectations for the appraisal profession as a whole. I began my career in appraising at Bodell-Van Drimmelen in 1995, where I worked as a researcher, market analyst, and appraiser. In early 1999 I accepted an offer from Wal-Mart Realty, a division of Wal-Mart, as a staff appraiser at the headquarters of Wal-Mart in Bentonville, Arkansas. At Wal-Mart, I was one of three appraisers who provided consultation, analysis, appraisal review,

and valuations for internal investment decisions and marketing purposes on both land and buildings throughout the United States. After gaining experience on the national level, I decided to return to Utah to continue working with Bodell-Van Drimmelen Commercial Appraising, Inc. In 2002, I became President of the company and in 2010 changed the name of the company to Van Drimmelen & Associates, Inc. Some of the types of property appraised/assisted with during my career are listed below:

- Airports/Hangars
- Church/Public Buildings
- Easements
- Greenhouses
- Land (all types)
- Pad Sites/Outlots
- Retail (all types)
- Subdivisions
- Apartments
- C-Stores
- Eminent Domain
- Home/Office/Retail
- Lodging
- Recreational Properties
- Restaurants
- Theaters
- Bowling Alley
- Day Care
- Farm/Ranch
- Industrial
- Office
- Residential (all types)
- Service/Gas Stations
- Storage Units

<b>STATE OF UTAH</b> <b>DEPARTMENT OF COMMERCE</b> <b>DIVISION OF REAL ESTATE</b>	
<b>ACTIVE LICENSE</b>	
<b>DATE ISSUED:</b> 05/31/2016	
<b>EXPIRATION DATE:</b> 05/31/2018	
<b>LICENSE NUMBER:</b> 5463327-CG00	
<b>LICENSE TYPE:</b> Certified General Appraiser	
<b>ISSUED TO:</b> ERIC VAN DRIMMELEN 6769 WALKER MILL DRIVE SALT LAKE CITY UT 84121	
 SIGNATURE OF HOLDER	 REAL ESTATE DIVISION DIRECTOR