

## ***PROFESSIONAL QUALIFICATIONS***

### **VINCENT M. DOWLING, MAI, MRICS, SRPA, M.Ed**

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#### **CONTACT INFORMATION:**

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*Dowling & Associates*  
P.O. Box 5126  
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#### **BUSINESS EXPERIENCE**

President of Dowling & Associates, a diversified real estate appraising and counseling firm. I have been engaged in real estate practices since 1977 with a concentration in valuation, evaluation, counseling, feasibility and financial analyses. Appraisals have been completed for a wide array of clients on property types which include but are not limited to agrarian, apartments, health care, industrial, office, residential, retail, and vacant land properties. Also, special purpose properties have included mineral valuations, landfills, aquifers, convenience stores with fuel dispensers, carwashes, feasibility studies, golf courses and golf related activities, cemetery and mausoleum, unique water features, and communication facilities. The assignments were located in various states including Arizona, Delaware, Maine, Maryland, New Jersey, Pennsylvania, Vermont, and Virginia. The focus of my work has been to assist users of appraisal services in making informed decisions.

Clients have included various attorneys and legal firms, academic institutions, local, regional and national corporations, a wide range of lending institutions, financial companies and mortgage banking firms, health care institutions, secondary lending agencies, as well as various county and national governmental agencies. Court testimony has been rendered as an expert witness on various trial levels including eminent domain and bankruptcy proceedings. A listing of clients is available upon request.

I hold two masters degrees from Temple University, one in Adult Education and another in Psycho Educational Process. My teaching within the general real estate field began in 1984, during which time I have been associated with two national appraisal organizations and have taught at several colleges, universities and proprietary schools.

I have developed real estate appraisal training and educational programs for professional real estate appraisal groups, state and federal government and private and non-profit organizations. This list of clients includes the Federal Aviation Administration, Department of Housing and Urban Affairs, Pennsylvania Bar Institute, Pennsylvania Department of Transportation, Pennsylvania Assessors Organization, The Nature Conservancy, and the Pennsylvania Environmental Council.

Appraisal programs have been presented consistently on a national basis as well as Canada and the Commonwealth of Puerto Rico. As one of the select cadre of instructors to teach internationally for the Appraisal Institute, I have been privileged to be invited to teach in Seoul, South Korea and in the People's Republic of China.

## **EDUCATIONAL BACKGROUND**

LaSalle College, Bachelor of Arts, May, 1970

Temple University, Masters of Adult Education, May, 1977

Temple University, Masters in Psycho Educational Process, January, 1980

## **PROFESSIONAL AFFILIATIONS / LICENSES / CERTIFICATIONS / REGISTRATION**

*American Institute of Real Estate Appraisers*, MAI (May 1988)

*The Society of Real Estate Appraisers*, SRPA (June 1987)

*Appraisal Institute*, MAI, SRPA

**Note:** Effective January, 1991 the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers consolidated into the Appraisal Institute

*Royal Institution of Chartered Surveyors*, MRICS (August 2007)

*Pennsylvania General Certified Real Estate Appraiser*

Certification No. GA-000499-L

*State of New Jersey General Appraiser*, License No. RG 00841

*AQB Certified USPAP Instructor*, No. 44851

Certificate valid through 3/31/2018

## **CORPORATE AFFILIATION:**

Served as Vice President in charge of the Real Estate Appraisal Section of the Commercial Mortgage Department for Wilmington Trust Company. Duties included the supervision and training of staff appraisers, the review of third party reports prepared for the institution, as well as preparation of appraisal and consulting reports on a wide range of real estate properties located primarily in Delaware, Maryland, New Jersey, and Pennsylvania. The position also entailed the assignment of value estimates for real estate acquired through default and to be liquidated. The affiliation spans 1994-96.

## **COURT APPEARANCE - Testimony as an Expert Witness**

Federal Bankruptcy Court  
Pennsylvania Court of Common Pleas  
Various Boards of View  
Eminent Domain Proceedings  
Real Estate Tax Appeal Proceedings

I have appeared and testified as an expert witness on real estate issues at various levels of legal proceedings.

## **TEACHING EXPERIENCE AND QUALIFICATIONS**

### **ORGANIZATIONS FOR WHICH EDUCATIONAL PROGRAMS WERE AUTHORED AND PRESENTED**

Federal Aviation Administration - Washington DC office; Seattle and Atlanta Regional Offices  
Department of Housing and Urban Development  
Pennsylvania Department of Transportation  
New Jersey Department of Transportation  
Pennsylvania Environmental Council / Pennsylvania Land Trust Association / TNC  
Assessors' Association of Pennsylvania  
Southeastern PA Assessors Organization  
Pennsylvania Bar Institute  
Appraisal Institute

### **INSTITUTIONS TAUGHT FOR**

Philadelphia Community College, Philadelphia, PA 1984-1990  
North Philadelphia Realty Board, 1985-1986  
Society of Real Estate Appraisers, 1988-1990  
Penn State University, 1991-1995  
University of Delaware, 1991-1996  
Pennsylvania Bar Institute, 1996 - Faculty Member  
Suburban West Realtors Association, 1999-2009  
Appraisal Institute, 1991 - present

### **COURSES APPROVED FOR AND TAUGHT**

*Appraisal Institute*, 1991 - present

I currently am approved to teach over two dozen seminars, and a wide array of courses for the Appraisal Institute including Advanced, General and Residential Programs, Litigation Certificate Programs, and various 2, 3, 4 and 5 day programs

*Farm Managers and Rural Appraisers*, 2001

Federal Land Acquisition

*Appraisal Foundation*, 2003-16 (AQB Certified USPAP Instructor, #10640/#44851)

Approved Foundation Instructor - valid through 3/31/2018

7 hour, Uniform Standards of Professional Appraisal Practice - Update

15 hours, Uniform Standards of Professional Appraisal Practice