

# **A. George Zengel, MAI**

## **Principal**

**Resident Offices: Fresno, Sacramento**

A. George ("George") Zengel is the principal of **ZENGEL & Associates**. He founded the firm in 1982. George has been an MAI since 1979 and an independent real estate appraiser since 1971.

### **PROFESSIONAL EXPERIENCE**

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George brings to clients over 30 years of high-quality, varied commercial appraisal experience. Consequently, his valuation skill set is both broad and deep. These are his primary practice areas:

- Litigation Support and expert testimony
- Eminent Domain / condemnation
- Improved and transitional farmland
- Multi-family residential including apartments, condominium and P.U.D. projects
- Subdivision developments in various phases
- Offices of various types
- Neighborhood, retail strip and power shopping centers
- Industrial, including light / heavy manufacturing & warehouse
- Hotels & motels
- Independent and franchised restaurants
- Mobile home parks
- Churches
- Schools and school sites
- Mortuaries & cemeteries
- Special Use properties (including Gas Station / C-Store combinations, auto dealerships, transportation, communication and pipeline corridors, and more)
- Conservation easements

### **LITIGATION SUPPORT & EXPERT TESTIMONY**

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George is qualified as an expert valuation witness in the following jurisdictions: (1) United States Bankruptcy Court in Fresno, Madera and San Bernardino counties; (2) Superior Court of California, counties of: Alameda, Fresno, Los Angeles, Madera, Merced, and Riverside; and (3) Superior Court of Maricopa County, Arizona (Phoenix). He has also prepared valuations for and testified in numerous Arbitration and Mediation proceedings.

### **EDUCATION**

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- Fresno State University: BS in Business Admin., emphasis in Finance, Real Estate, and Accounting
- Various courses/seminars through the Appraisal Institute
- Various courses through the Society of Real Estate Appraisers (SRA)
- Various courses / seminars through the California Department of Real Estate
- State of California: Certified General Real Estate Appraiser # AG003675

#### **Partial List of Courses**

- Real Estate Principles
- Real Estate Investment Analysis
- Real Estate Appraisal
- Real Estate Law
- Real Estate Finance

#### **A.I.R.E.A. – Courses**

- IA – Real Estate Principles
- IB – Capitalization Theory
- II - Capitalization Case Studies
- VII– Industrial Valuation
- IV - Litigation

#### **Appraisal Institute – Partial List of Seminars/Courses**

- Farm Valuation Seminar
- Standards of Professional Practice – Parts A & B
- Appraisal Practices for Litigation

#### **Others**

- Business Valuation

## PROFESSIONAL ORGANIZATIONS

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- **MAI** Member, Appraisal Institute since 1979.
- **MAI** Member, Appraisal Institute - Sacramento Sierra Chapter (Sacramento)
  - President of the Chapter – 2002
- **MAI** Member, Appraisal Institute - Northern California chapter (San Francisco)
- Member, Fresno Board of Realtors
- Member, Rotary Club of Fresno (Fig Garden chapter), President: 1987-88