

Robert K. Olson,

Certified General Real Property Appraiser & Registered Architect

Appraisal Institute/Practicing Affiliate, AIA

400 Locust Street, Suite 220, Des Moines, IA 50309

Phone: 515-975-5090

e-mail: BobO@proximity.com

Education

Rice University (1980) Master of Architecture (academic scholarship)

Iowa State University (1974) Bachelor of Arts (with honors-Architecture)

American Institute of Architects (AIA) CEU courses (1982-present)

Appraisal Institute (AI) licensing, CEU (2002-present) & MAI courses (2009-present)

Example courses: *"Appraising Distressed Properties"* & *"Marketability & Feasibility Studies."*

Officially on MAI Tract with approximately ½ of course work completed.

Qualification Summary

Combining over 30 years of architectural & planning experience with over 10 years of real estate valuation experience, I am both a Certified General Real Property Appraiser & Registered Architect in the state of Iowa. In addition to this professional experience, I served as an Adjunct Associate Professor, within ISU's Department of Architecture, for nearly 10 years. Real Estate Appraisal work has also involved about all types of commercial buildings & planned developments. As an Architect, I have been involved in almost all building types of all sizes, functioning as Project Architect, Project Manager, and/or Project Designer. These projects were completed in Iowa and a half dozen other states as well as in Mexico and the Middle East.

Currently with Proximity

Doing real estate consulting work for Proximity, an independent real estate consulting firm that helps tie business strategy to property or real estate strategy. In addition to consulting, we are also offering traditional appraisal services as well as consulting appraisal assignments that include, among others, marketability & feasibility studies.

Experience in the Professional Practice of Real Estate Appraising 2002-2016

Prior to joining Proximity and bringing all appraisal services within Proximity, I formed AROSappraisal in 2009 as a sole practitioner appraiser, Robert Olson, to provide traditional, as well as multi-disciplinary consulting services to a wider range of clients. Worked as an intern & Staff Appraiser for The Olson Group, Inc. from 2002 to 2008, gaining valuable real estate appraising & consulting experience. The work experience consisted of almost all types of commercial & institutional projects & was combined with numerous continuing education courses that all resulted in obtaining my State Certification in late 2007. This work was done while I was also involved in numerous architectural, planning, and interior projects as a Registered Architect practicing as Olson Design Group & later as AROSarchitecture.

Experience as an Educator 1983-1991

Adjunct Associate Professor, Iowa State University, Design College, Department of Architecture: Graduate & Undergraduate Courses Taught:

In addition to the above teaching duties I served on several different Department College Committees with special emphasis on organizing the college lecture series around visiting Educators/Architects from around the world. Also, before, during, & after my tenure as an instructor I was involved as a design critic to participate in numerous student presentations at both the graduate & undergraduate levels.

Experience in the Professional Practice of Architecture 1974-2016

Practicing Architecture as either a sole practitioner or with partners & was involved in well over 100 projects, either completed or theoretical. This experience involved almost all building types, scales, & occupancies & was located primarily in the midwest, around central Iowa, over a dozen states, & internationally.

Registrations

Certified General Real Property Appraiser, State of Iowa (2007-Present)
Certified Architect, State of Iowa (1985-Present)
Licensed Architect, State of Texas (1982-1985)

Professional Affiliations

Associate Member of Appraisal Institute (AI & on MAI tract)
Member of American Institute of Architects (AIA)
RIO/Nominated by Governor to rebuild IA taskforce

Appraisal References:

Noah B. Hunter, Senior Vice President
Earlham Savings Bank
7300 Lake Drive
West Des Moines, IA 50266-2502
(515) 273-2326
noah@earlhambank.com

Steve Bruere, President Peoples Company
12119 Stratford Drive, Ste B
Clive, IA 50325
(515) 240-7500
steve@peoplescompany.com

Bill D. Scherle, Attorney
Hansen, McClintock & Riley
Fifth Floor, U. S. Bank Building
520 Walnut Street
Des Moines, IA 50309-4119
(515) 244-2141
bscherle@hmrlawfirm.com

Additional References available upon request.