



Robert E. Dietrich, MAI, CCIM, MRICS

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Director

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Professional History

- Navigant Consulting, Inc.
- FMV Opinions, Inc.
- KPMG LLP

Education

- B.S, University of Arizona

Licenses & Certifications

- Certified General Appraiser in California, Colorado, and thirteen other states

Professional Associations

- Member of Appraisal Institute
- Member of Appraisal Institute, Board of Directors
- Certified Commercial Investments of CCIM Institute
- Urban Land Institute
- Lambda Alpha International
- CoreNet Global

Robert E. Dietrich is a Director with Navigant Capital Advisors, the dedicated corporate finance business unit of Navigant Consulting, Inc. (NYSE:NCI), in the Valuation & Financial Risk Management practice. Mr. Dietrich is based out of the Los Angeles office.

Mr. Dietrich is a recognized expert in valuing all types of real estate. He has been designated as an expert in real estate valuation issues in courts and has testified on over 65 occasions. He was selected as an independent arbitrator and has been approved as a commercial appraiser by several nationally chartered banks and federal agencies.

Areas of Expertise

Mr. Dietrich has performed valuations involving a wide variety of property types ranging from high rise offices to farms and ranches. He has appraised special purpose properties such as port facilities, ski resorts, and others. Areas of specialization include planned developments, subdivisions, leasehold/leased fee analyses, and project modeling. He has appraised all types of commercial, industrial, and multi-family properties in the Western United States for more than 30 years.

Prior to joining Navigant Capital advisors, Mr. Dietrich was a Managing Director with FMV Opinions. Mr. Dietrich was also previously a Director of the Forensic Real Estate Practice for KPMG LLP in Los Angeles, California.

Mr. Dietrich is a Member of the Appraisal Institute (MAI), the highest professional designation for commercial real property appraisers. He is a member of the Royal Institution of Chartered Surveyors and the CCIM Institute. He holds the general certified real property appraisal license in fourteen states.

Valuation Testimony and Litigation Support

- » Superior Courts of Orange, San Bernardino, and Los Angeles Counties, California
- » Superior Courts of Maricopa, Pima and Santa Cruz Counties, Arizona
- » Federal Courts in Tucson and Phoenix, Arizona
- » Federal Communications Commission Administrative Court, Washington, DC
- » Bankruptcy Courts of Los Angeles, San Jose, Santa Barbara, San Bernardino, and Santa Ana, California; Phoenix and Tucson, Arizona; and Salt Lake City, Utah
- » JAMS – San Jose, Santa Monica, and San Francisco, California
- » State Land Department Board of Appeals – Phoenix, Arizona
- » State Board of Tax Appeals – Phoenix and Tucson, Arizona
- » County Board of Assessment Appeals – Orange and San Mateo Counties, California and Pima County, Arizona
- » Arbitration – Appeared as expert witness before arbitration boards in Arizona and California. Served as an independent arbitration on a real estate matter in Arizona.

Recent Expert Testimony

Court Testimony

- » December 2008 - Bankruptcy Court, Tucson, Arizona (telephonic appearance) - in re: Chapter 11 Proceedings Palo Verde Ventures, LLC, and related proceedings - RV Dealership, RV Park and other automotive-related uses in Tucson and Chandler, AZ.
- » February and March 2009 - Bankruptcy Court, Salt Lake City, Utah - In re: Carlsbad Development I, LLC – A 400 unit apartment complex in Mesa, AZ.
- » June 2011 – JAMS – San Jose, California – Del Grande et al v. R. C. Chronicle Building, L.P. – A condominium complex in San Francisco, CA
- » March 2012 – Orange County Superior Court – Santa Ana, California - Diamond v. Younessi – Valuation of a portfolio of residential properties in Orange County, California and Commerce City, Colorado.

Deposition Testimony

- » July 2008 – Dynamic Holdings v. Rancho California Water District – Irvine California – Valuation of land near Temecula, CA
- » October 2008 - Chapter 11 Proceedings Palo Verde Ventures, LLC, and related proceedings – Valuation of RV Dealership, RV Park and other automotive-related uses in Tucson and Chandler, AZ.
- » October 2009 – Vu v. Canterbury Woods Homeowners Association – Value impact of Homeowners Association on Units in a condominium project on 23rd Street in Westminster, CA.

- » January 2012 – Diamond v. Younessi – Valuation of a portfolio of residential properties in Orange County, California and Commerce City, Colorado.

Recent Publications

The FMV Valuation Alert

- » June 2005, “Piping Plovers Are Just the Ticket: Conservation Easement Upheld” by Robert Dietrich and Lance S. Hall
- » September 2005, “Highest and Best Use Determination Results in Additional Tax Liability” by Robert Dietrich and Lance S. Hall
- » April 2010, “Can a Mortgage Invalidate a Facade Easement Deduction?” by Robert E. Dietrich
- » July 2010, “Unqualified Appraisal Disqualifies Historic Facade Easement Deduction” by Robert E. Dietrich and Matthew T. VanEck
- » September 2010, “An Easy Easement Win for the IRS?” by Robert E. Dietrich and Matthew T. VanEck
- » January 2011, “A Valuation Victory for the IRS” by Robert E. Dietrich and Matthew VanEck
- » April 2011, “Kaufman Appeal – IRS Position Sustained” by Robert E. Dietrich and Matthew T. VanEck
- » April 2011, “A Successful Daubert Challenge in Tax Court” by Robert E. Dietrich and Lance S. Hall
- » April 2011, “A Mortgage Invalidates a Facade Easement ... Again!” By Robert E. Dietrich and Matthew T. VanEck
- » June 2011, “Simmons Appeal. Taxpayer Position Sustained” By Robert E. Dietrich and Matthew T. VanEck
- » January 2012, “Lack of Perpetual Protection Perpetuates IRS Victories” By Robert E. Dietrich and Matthew T. VanEck
- » *Commercial Investment Real Estate*, “Estimating Values in Today’s Market,” 2009, Vol. XXVIII, No. 6, by Robert Dietrich
- » *Construction Lending News*, “Commercial Real Estate: Light . . . or Lightning on the Horizon?” by Robert Dietrich, November 2010
- » *Business Valuation Alert*, “A Successful Daubert Challenge in Tax Court: Boltar, L.L.C. v. Commissioner” by Robert Dietrich and Lance Hall, Volume 12 – Issue 3, July 2011

Recent Speaking Engagements

- » Sedgwick, Detert, Moran & Arnold – San Francisco, CA - The Current State of the National and San Francisco Real Estate Market – February, 2010.
- » New York University, Real Estate Finance – New York, NY - Real Estate Valuation Principals and Current Market Trends - March, May, and October, 2010; February and July, 2011; March 2012.

- » Strategies in Commercial Lending – Denver, CO – Commercial Market Trends – March, 2010.
- » University of California Los Angeles – Los Angeles, CA – Real Estate Valuation Principals and Current Market Trends – June and September, 2010.
- » Appraisal Institute – Cerritos, CA – Commercial Real Estate Trends – August, 2010
- » Appraisal Institute – Los Angeles, CA - IRS Valuation Summit – Presented on Specialized Valuation Issues and Conference Co-Chair - August, 2010.
- » Southern California CCIM Chapter – Santa Ana, CA - National Commercial Real Estate Market Trends and Forecast – January 2011.
- » San Diego Trust and Estate Council – La Jolla, CA - Bringing Clarity from Chaos in the Real Estate Markets – March 2011.
- » American Society of Farm Managers and Rural Appraisers – Sacramento, CA – Market Absorption Discounts in Estate and Gift Tax Valuations - March 2011.
- » Appraisal Institute - Downey, CA – Special Purpose Properties Seminar, Event Co-Chair and speaker on Land Economics Basics for Land Valuation Panel - April 2011.
- » Appraisal Institute – Webinar Presentation - New Estate Tax Law – May 2011.
- » Appraisal Institute – Los Angeles, CA – Valuation for Financial Reporting. Panel moderator and event Co-Chair – May 2011.
- » Jackson DeMarco Tidus Peckenpaugh – Irvine, CA - Bringing Clarity from Chaos in the Real Estate Markets – July 2011.
- » Harrington & Harrington – Long Beach, CA – Business Valuation and Real Estate Appraisal for Tax Purposes – “What You Need to Know” – August 2011
- » Appraisal Institute National Conference – Las Vegas, NV – Panel Moderator – Commercial Real Estate Appraiser Client Forum – August 2011
- » Appraisal Institute – Los Angeles, CA - IRS Valuation Summit – Conference Co-Chair - August, 2011.
- » Estate Planning Council of San Bernardino County – Redlands, CA – Real Property Valuation and Tax Issues - September, 2011