

MATTHEW VANECK, MAI

Senior Vice President
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Matthew VanEck is a senior vice president with Kidder Mathews Valuation & Advisory Services in the Irvine office.

He has been active in real estate appraisal and consulting since 2005 and has performed appraisal assignments in more than 30 states and the District of Columbia.

Mr. VanEck's appraisal experience consists of valuing traditional operating properties (retail, office and industrial), as well as specialty properties including studios, schools, right-of-ways, utility easements, conservation easements and land developments. He has performed assignments for tax reporting, financing, property tax appeals, eminent domain, litigation support and financial accounting purposes. He has also been designated as an expert in real estate valuation issues and has testified in court and in mediation hearings.

EDUCATION

BA in Economics from University of Southern California

PROFESSIONAL LICENSE

Licensed, California Certified General Real Estate Appraiser (No. AG 042827)

PROFESSIONAL MEMBERSHIPS & ACCREDITATIONS

Designated Member of Appraisal Institute (MAI)

Member, International Right of Way Association – Orange County Chapter 67

President, International Right of Way Association – Orange County Chapter 67 (2023-2024)

Member, Board of Directors of the Southern California Chapter of the Appraisal Institute (2016-2020)

Board Chairperson, Orange County Head Start (2016)

SELECT CLIENT LIST

99 Cents Only Stores

Ajalat, Polley, Ayoob, Matarese & Broege

Ayres Hotels

Care Trust REIT

City of Commerce

County of Orange

Dutch Bros. Coffee

Fidelity National Financial, Inc.

Garrett & Tully

HDR

Jeffer Mangels

KIPP Los Angeles College Preparatory

Latham & Watkins

Los Angeles County Sanitation District

Los Angeles Unified School District

McCarthy Cook

Simon Property Group

Southern California Gas Company

Stifel, Nicolaus & Company, Inc

SAMPLE SPECIALIZED APPRAISAL EXPERIENCE

Valued Universal Studios complex comprising more than 350 acres along US Highway 101 in Studio City area of Los Angeles, California. The property included over 7 million square feet of improvements including offices, studios, the CityWalk retail complex, Universal Studios theme park, and parking garages with a capacity of more than 10,000 cars.

Valued parcels in Century City for a taking for the MTA Purple Line extension. The properties included an improved commercial site and last remaining underdeveloped sites in Century City. The takings analyzed include permanent surface, tunnel and temporary construction easements.

Valued a 2,500 mile railroad (Dakota, Minnesota & Eastern) which is located in Illinois, Wisconsin, Minnesota, North Dakota, South Dakota, Iowa, Wyoming, Missouri, and Nebraska. The valuation was completed for a FIRPTA Analysis for a sale to a foreign company.

QUALIFIED AS AN EXPERT IN THE FOLLOWING VENUES

Superior Court of the State of California, County of Orange

JAMS Orange and Century City, California

County Board of Assessment Appeals - Los Angeles and Alameda Counties

SPEAKING ENGAGEMENTS

International Right of Way Annual Education Conference, Long Beach, CA. "Setting the Stage: Best Practices for Acquisition Appraisals", June 2024

International Right of Way Association Chapter 11 Symposium, San Diego, CA. "Best Practices for Acquisition Appraisals", November 2023.

Valcre: Opinions of Value Podcast, "Tech Innovations in Eminent Domain", July 2023.

International Right of Way Association Chapter 67 2019 Summer Seminar, Santa Ana, CA. "Understanding the Appraisal Process", July 2019.

Institute For Professionals in Taxation 2013 Property Tax Symposium, Indian Wells, CA. "Valuation and Assessment Issues With Leaseholds", November 2013.

PUBLICATIONS

Valuation Alert "Lack of Perpetual Protection Perpetuates IRS Victories," January 2012

Valuation Alert "Simmons Appeal. Taxpayer Position Sustained," June 2011

Valuation Alert "A Mortgage Invalidates a Façade Easement . . . Again!" April 2011

Valuation Alert "A Valuation Victory for the IRS," January, 2011

Valuation Alert "An Easy Easement Win for the IRS?" September. 2010

Valuation Alert "Can a Mortgage Invalidate a Façade Easement Deduction?" April 2010

CCIM Magazine, "Cap Rate Calculations: How do investors determine ROI in an unsteady market?" September/October 2009