LexVid Services, Inc., Presents:

Area 51: US v. 400 Acres of Land

Total: **70 Minutes**

Speakers:
Nathan Moeder

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In 2015, the US government condemned privately owned land inside the iconic Area 51. In doing so, they were required by imminent domain law to provide fair compensation for the land. Presented by one of the property valuation experts heavily involved in the case, this course will dive into the history of the case, the methodologies for determining the valuation of the land, and the commissions' findings. **Topics include:**

- Case history and overview (10 min.)

- Landowner's valuation and issues (10 min.)

- Purchaser issues and valuation methodologies (20 min.)

- Zoning and entitlement issues (15 min.)

-Land commission findings (15 min.)

Total: 70 minutes

Presenters:

Nathan Moeder is widely considered one of the west coast's foremost authority on the financial feasibility of real estate projects. As a Partner of London Moeder Advisors, he serves as a strategic consultant who advises a wide array of clients from the perspective of real estate economics. His clients include real estate developers, investors, corporations, financial institutions, businesses and public agencies. Project assignments span all real estate sectors including residential developments, office buildings, industrial, hotel, retail and mixed-use projects. He brings extensive experience and financial expertise as an advisor and analyst to many successful projects and assignments throughout North America.

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Mr. Moeder is a real estate finance, investment and valuation expert. His experience in the finance realm ranges from working with institutional Wall Street firms on international deals to small entrepreneurial investment groups. He specializes in market analysis, evaluating project feasibility and acquisition strategies, as well as structuring joint ventures and debt layers for projects.

He has been an instructor since 2000 in various courses on real estate, including Finance and Investments, Proforma Analysis, Development Feasibility and Market Analysis. Currently he is a Lecturer at UC San Diego following his most recent posts at University of San Diego and the graduate program at the Woodbury School of Architecture. He is also considered to be an effective expert witness in real estate litigation involving issues about financial analysis, valuation, damages, best practices and market analysis.

Mr. Moeder is a member of Lambda Alpha International (LAI) land economics society. He served on the San Diego/Tijuana Urban Land Institute (ULI) board for 14 years, where he founded the Young Leaders program.

Mr. Moeder received his B.A. in Economics in 1998 with a concentration on mathematical economic theory from the University of San Diego (USD). He also holds a Master of Science in Real Estate degree (MSRE) from USD, where he participated in its inaugural class.

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