

David W. Bearce, Jr.  
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### **Education**

May 1982

Merrimack College, North Andover, MA  
Bachelor of Science, Business Administration  
Major: Accounting

### **Professional Experience**

#### **Real Estate Appraiser/Analyst – CT & MA**

**Oct 1986 – present**

\*Certified residential real estate appraiser, CT and MA designation(s). Inspect 1-4 family residential dwelling units. Complete market research and prepare appraisal reports to client base of financial lending institutions, attorneys and private clients.

\*Risk assessment analysis and real estate management reconciliations: URAR to BPO value

\*General commercial appraisal services provided to complete commercial appraisals on: apartment buildings, gas stations and office buildings.

\*Housing & Urban Development Rent Comparability Studies; site and apartment building inspections, analyze lease components, identify competing properties and establish current market rents through an adjustment process. Reconcile multiple audit review functions.

\*Land Development: Represent land owners through-out the sub-division process: survey, lot size, zoning conformity, town approvals and interface with public utility companies.

\*Former partner/owner of an appraisal company with a staff of five, completing residential real estate appraisals. Responsible for all accounting functions of this business with annual gross receipts in excess of \$500,000.

\*Expert court witness and in developing market, cost and income approaches to value.

#### **Licensed Realtor – CT**

**01/2000 - present**

\*Represent buyers and sellers in the acquisition and divesting of residential real estate. Skilled negotiator in reconciling the salient sales factors

#### **Property Manager**

**01/1996 - present**

\*Responsible for multiple 1-3 family rental dwellings. Complete all leasing, tenant relations, accounts receivable, accounts payable and maintenance functions.

**Project Manager**

**01/1999 – 12/2017**

As an individual and in conjunction with a real estate partner acquired multiple properties from 1999 through 2015 with total acquisition costs of \$1,400,000. Responsible for all acquisitions, building permit process, plan approval, zoning variances if needed, schedule of work process, bidding process, budgeting and all accounting functions, liaison with sub-contractors and material suppliers. Realized sales of \$2,200,000 on the fourteen properties.

**Project Manager**

**01/2018 – 07/2025**

United Utility Power Services, f/k/a BHI Energy, Inc.

Manage overhead power line projects on behalf of Eversource in CT, WMA and EMA. Oversee all phases of 115kV, 230 kV and 345 kV asset condition structure replacement construction projects. Responsible for the development of projects from initial funding to full funding, constructability reviews, developing scope of Projects and presentation to Solution Design Committee and Project Authorization Committee. PM oversees state siting requirements, environmental permitting, review of the engineering and material handling for assigned projects. Outage planning coordinated with Bulk Desk. Managed a lightning arrester program to install LA's through-out the entire EMA 115 kV system. Managed installation of new switching devices on the EMA electric grid system. Additionally Project work involves safety requirements, adherence to companies OTRM's, Right of Way access and civil construction. New switch devices required oversight of standards, education and training on the new devices.

**Property Accountant – Carrabetta Management Corp., Meriden, CT** 01/95 – 07/96

\*Responsible for all accounting functions of 27 apartment complexes (3,000+ units) and 14 commercial buildings.

\*Prepared financial statements on the accrual basis according to GAAP.

\*Supervised a staff of twelve: A/P, A/R and cash management / reconciliation functions.

\*Prepared monthly government cash flow reports, mortgage escrow analysis and review, rent reconciliations including government / tenant assistant payments.

**Staff Accountant – Gerber Scientific Instrument Co. S. Windsor, CT** 11/82-11/86

\*Coordinated monthly closing process in an automated environment for this manufacturing entity.

\* Supervised a staff of nine: A/R, A/P, payroll, credit and collections functions.

\*Responsible for various payroll, sales and property tax reporting; and audit function for sales department.

**References:** References will be provided upon request