

# CARLOS U. DIAZ, MAI

Experienced in Guam real estate appraisal for over 19 years



## PROFESSIONAL EXPERIENCE

Experience in Guam real estate appraisal and consulting for 19 years. Appraisal experience includes valuation of vacant land, residential (1-4 units), apartment, commercial, and industrial properties on Guam.

## PROFESSIONAL BACKGROUND

- Certified General Appraiser – Cornerstone Valuation Guam, Inc. – 2012 – Present.
- Previously served as Certified General Appraiser, Micronesian Appraisal Associates, Inc. (2004-2012).
- Previously served as Licensed Residential Appraiser, Micronesian Appraisal Associates, Inc. (2000-2004).
- Previously served as Staff Appraiser, Micronesian Appraisal Associates, Inc. (1998-2000).

## PROFESSIONAL AND OTHER AFFILIATIONS

- Appraisal Institute, MAI Designated Member No. 428822
- Territory of Guam Certified General Appraiser (License No. CA-16-033).
- Secretary, Pacific Association of Professional Real Estate Appraisers (2017 – current).
- Member, Pacific Association of Professional Real Estate Appraisers.

## EDUCATION

### UNIVERSITY OF MARYLAND – SATELLITE CAMPUS, GUAM.

Associates Degree – General Studies, 1993

## SPECIAL REAL ESTATE COURSES:

### APPRAISAL INSTITUTE

- 501GD - Advanced Income Capitalization, August 2017
- 2016-2017 7-Hour Equivalent USPAP Update Course, October 2016
- 2014-2015 7 Hour National USPAP Equivalent Course, November 2014
- 500GD – Advanced Market Analysis and Highest & Best Use, August 2013
- OL – 404G – Online General Appraiser Income Approach Part II, June 2012
- Online Business Practices and Ethics, April 2012
- 7 Hour National USPAP Equivalent Course, 2010 – 2011, November 2010
- OL-401G – Online General Appraiser Sales Comparison Approach, March 2010
- OL-402G – Online General Appraiser Site Valuation and Cost Approach, November 2009
- OL-300GR – Online Real Estate Finance, Statistics, and Valuation Modeling, August 2009
- OL-330 – Online Apartment Appraisal, Concepts & Applications, April 2009
- Online 7 Hour National USPAP Equivalent Course, December 2008
- II550 - Advanced Applications, September 2007
- Online Course 420 - Business Practices and Ethics, December 2006
- II540 - Report Writing and Valuation Analysis, May 2006
- I400 - 7 Hour National USPAP Update Course, May 2006
- II530 - Advanced Sales Comparison and Cost Approaches, May 2003
- II520 - Highest and Best Use and Market Analysis, May 2003
- II500 - Advanced Residential Form & Narrative Report Writing, June 2001

- II420 - Standards of Professional Practice, Part B (USPAP), June 2001
- I410 - Standards of Professional Practice, Part A (USPAP), June 2001

#### **APPRAISAL INSTITUTE CHALLENGE COURSES**

(PASSED EXAM; COURSE NOT ATTENDED)

- II510 - Advanced Income Capitalization, July 2006
- I310 - Basic Income Capitalization, March 2003
- I320 - General Applications, March 2003

#### **APPRAISAL INSTITUTE CONTINUING EDUCATION SEMINARS**

- Comprehensive Exam Review – Income Approach (February 2017)
- 2016 Appraisal Institute Annual Conference, Charlotte, (July 2016)
- General Demonstration Report Writing, (October 2014)
- 2014 Appraisal Institute Annual Meeting, Austin, (August 2014)
- 2013 Appraisal Institute Annual Meeting, Indianapolis, (August 2013)
- Online Valuation of Detrimental Conditions in Real Estate, July 2010
- Online Small Hotel/Motel Valuation, April 2010
- Online Comparative Analysis, March 2010
- Online Eminent Domain and Condemnation, January 2010
- Online Appraisal Curriculum Overview – General Package, December 2009
- Online Appraisal Curriculum Overview – Residential Package, December 2009
- Online Valuation of Green Residential Properties, September 2009
- Online Site Use and Valuation Analysis, August 2009
- Online Forecasting Revenue, August 2009
- Online Analyzing Distressed Real Estate, June 2009
- Feasibility, Market Value, Investment Timing: Option Value, May 2009
- Online Rates and Ratios: Making sense of GIMs, OARs, and DCF, May 2009
- Online Analyzing Operating Expenses, May 2009
- Subdivision Valuation, September 2007
- Partial Interest Valuation – Divided, September 2007

#### **GUAM ASSOCIATION OF REALTORS®**

- 2 Day – LW494 Alternate Dispute Resolution: Mediation, April 2016

#### **MCKISSOCK ONLINE EDUCATION**

- Supervisor – Trainee Course, July 2016
- 2012-2013 7 – Hour National USPAP Update Course, December 2012

#### **UNIVERSITY OF GUAM, CENTER FOR CONTINUING EDUCATION AND OUTREACH PROGRAMS**

- Appraisal Methods, June 2000
- Two to Four Unit Case Study: Residential R3, October 1999

#### **PACIFIC ASSOCIATION OF PROFESSIONAL REAL ESTATE APPRAISERS**

- National Uniform Standards of Professional Practice, (USPAP), November 2004
- I Tano'ta: A Valuation Perspective, February 1999

#### **MICRONESIAN APPRAISAL ASSOCIATES, INC., GUAM APPROVED QUALIFYING EDUCATION DISTRIBUTED BY THE APPRAISAL INSTITUTE**

- Appraisal Standards: General and Residential (USPAP) R1/G1, June 1998
- Single Family Appraisal, General & Residential R2/G2, May 1998

#### **NATIONAL ASSOCIATION OF REALTORS®**

- Quadrennial Realtor® Code of Ethics Training Cycle 4, December 2016
- Quadrennial Realtor® Code of Ethics Training Cycle 3, December 2011
- Quadrennial Realtor® Code of Ethics Training Cycle 2, December 2008
- Quadrennial Realtor® Code of Ethics Training, December 2004

#### **OTHER COURSES AND SEMINARS**

- National Flood Insurance Program Seminar, Presented by FEMA, August 1999

