

CARLOS U. DIAZ

Experienced in Guam real estate appraisal for over 17 years



PROFESSIONAL EXPERIENCE

Experience in Guam real estate appraisal and consulting for 17 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, general Associate Member. (Candidate for MAI Designation)
- Territory of Guam Certified General Appraiser (License No. CA-14-033).
- 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

- 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)

- I1510 - Advanced Income Capitalization, July 2006
- I310 - Basic Income Capitalization, March 2003
- I320 - General Applications, March 2003

APPRAISAL INSTITUTE CONTINUING EDUCATION SEMINARS

- General Demonstration Report Writing, (October 2014; 7 hours)
- 2014 Appraisal Institute Annual Meeting, Austin, (August 2014; 14 hours)
- 2013 Appraisal Institute Annual Meeting, Indianapolis, (August 2013; 13 hours)
- 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

MCKISSOCK ONLINE EDUCATION

- 2012-2013 7-Hour National USPAP Update Course

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 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