

### **Professional Experience**

Residential appraisal experience includes valuation of single-family residential homes, small income producing properties (2-4 unit multi-family residences), residential vacant land, and residential condominium units. Commercial appraisal experience includes commercial office buildings and multi-family residential apartments.

### **Professional Work History**

January 1, 2005 to Present: Micronesia Appraisal Associates, Managing Director/Chief Residential Appraiser.

October 1, 1993 to December 31, 2004: Micronesia Appraisal Associates, Senior Appraiser.

August 1, 1993 to September 30, 1993: Bank of Hawaii, Residential Staff Appraiser, Appraisal Department. Reason for leaving: Closure of the Bank of Hawaii Appraisal Department

November 1, 1992 to July 31, 1993: Edward I. Takanishi Real Estate Appraisals, Staff Appraiser.

### **Professional Organizations & Affiliations**

Associate Member, The Appraisal Institute, Hawaii Chapter

Member, Pacific Association of Professional Real Estate Appraisers

Approved Appraiser, US Department of Housing and Urban Development, FHA Appraiser Roster

Approved Appraiser, Department of Veteran Affairs, VA Appraiser No. 5008

### **Licenses**

Certified General Real Estate Appraiser, CA 09-023, Expiration November 28<sup>th</sup>, 2011, Territory of Guam

### **Professional Education**

#### Appraisal Institute Courses

- Course 310: Basic Income Capitalization; 36 Hours - June 1-7, 1997
- Course 320: General Applications; 36 Hours - June 8-14, 1997
- Course 410: Standards of Professional Practice, Part A (USPAP); 15 Hours - June 1-2, 2001
- Course 420: Standards of Professional Practice, Part B; 7 Hours - June 3, 2001
- Course 500: Advanced Residential Form and Narrative Report Writing; 40 Hours - June 10-16, 2001
- Course 520: Highest & Best Use and Market Analysis; 36 Hours - July 19-24, 2004
- Course 530: Advanced Sales Comparison and Cost Approaches; 40 Hours - July 25-31, 2004
- Course 200R: Residential Market Analysis and Highest & Best Use; 15 Hours - September 6-7, 2005
- Course II550: Advanced Application; 40 Hours - September 13-19, 2007

#### Real Estate Appraisal Courses

- Uniform Standards of Professional Appraisal Practice; 15 Hours, Spring 1994
- Foundations of Real Estate Appraisal; 30 Hours - Spring 1994
- Appraising the Single-Family Residence; 30 Hours - Summer 1994
- Real Estate Appraisal Methods; 30 Hours - Summer 1994
- Basic Income Capitalization Theory; 30 Hours - Fall 1994
- Real Estate Appraisal Applications; 30 Hours - Spring 1995
- Appraisal Basics: General and Residential (R1/G1); 30 Hours - Fall 1997
- Two-to-Four Unit Case Study: Residential (R3); 15 Hours - October 30, 1999
- Uniform Standards of Professional Appraisal Practice 2002; 15 Hours - May 24-25, 2002
- National Uniform Standards of Professional Appraisal Practice Course 7-hours - April 23, 2004

Real Estate Appraisal Seminars

- Understanding Limited Appraisal & Appraisal Reporting Options: Residential; 7 Hours - February 11, 1995
- Residential Property Construction and Inspection; 7 Hours - February 18, 1995
- Appraisal Regulations of the Federal Banking Institutions; 7 Hours - February 25, 1995
- Discounted Cash Flow Analysis; 7 Hours - January 4, 1997
- Highest and Best Use Applications; 7 Hours - October 4, 1997
- I' Tanota: A Valuation Perspective; 7 Hours - February 6, 1999
- National Flood Insurance Program Workshop/Seminar; 7 Hours - August 12, 1999
- Partial Interest Valuation - Divided; 7 Hours - September 10, 2007
- Subdivision Valuation; 7 Hours - September 11, 2007

On-Line Appraisal Seminars

- Online FHA and The Appraisal Process; 7 Hours - April 14, 2003
- Online Analyzing Operating Expenses; 7 Hours - July 30, 2003
- Online 7 Hour National USPAP Equivalent Course; 7 Hours - November 27, 2007
- Online 7 Hour National USPAP Equivalent Course; 7 Hours - November 28, 2009
- Online Eminent Domain and Condemnation; 7 hours - November 29, 2009
- Online Appraising from Blueprints and Specifications; 7 hours - November 29, 2009
- Online Residential Design & Functional Utility; 7 hours - November 29, 2009
- Online Relocation Appraisal Training Program; 6 hours - April 18, 2010

**Published Articles**

"For What It's Worth", Guam Real Estate Today, regular column.

**Teaching Experience**

Single-Family Appraisal: General and Residential (R2/G2); Co-Instructor; 30 Hours - Spring 1998  
Appraisal Standards: General and Residential (RS/GS); Co-Instructor; 15 Hours - Summer 1998

**Education**

1987 to 1990: Simon Sanchez High School, areas of study were General Education.  
1990 to 1994: University of Guam, area of study was Business Management.

**Select Client List:**

**Government**

- US Small Business Administration
- US Department of Agriculture
- US Rural Economic Development Authority (fka FmHA)
- Guam Housing Corporation
- Salvation Army
- Catholic Social Services
- Salvation Army
- Catholic Campus Ministries

**Financial**

- Bank of Hawaii: Guam
- Bank of Guam: Guam
- First Hawaiian Bank
- Hong Kong Shanghai Bank: Guam
- BankPacific
- Coast360 Federal Credit Union
- First Hawaiian Creditcorp
- Community First Federal Credit Union
- Finance Factors
- ANZ
- Allied Bank
- Citibank
- Union Bank: Guam
- Navmar Federal Credit Union
- Wells Fargo Financial
- Personal Finance Center
- First Commercial Bank
- Asahi Bank: Guam
- Ernst and Young
- Deloitte & Touche
- Associates Relocation
- Prudential Relocation
- Cendant Asset Services
- PHH Home Equity
- One Stop Mortgage, Inc.
- RH Appraisal Services
- First National Mortgage Exchange, Inc.
- First and Second Mortgage Company of New Jersey
- Fidelity Finance

**Legal**

- Carbullido, Pipes and Bordallo
- Carlsmith, Wichman, Case and Ichiki
- Law Office of Del Priore and Associates
- McCully, Lannen, Beggs and Melancon
- Dooley Roberts & Fowler LLP

**Business/Private**

- Toyo Real Estate
- Calvo Enterprises
- Baba Corporation
- Ada's Inc.
- Sgro Investment Corporation
- Perez Brothers, Inc.
- Triple J Enterprises: Guam, Saipan
- Premiere Properties
- TD Company
- RYG Company, Inc.
- Pacific Group Development
- L Realty
- Alpha Insurer's
- Great National Insurance
- Moylan's Insurance
- Korando Corporation
- OUG Development
- Kojimaya Realty Corporation
- Shin Ei Company, Ltd.
- Guam Pacific Tokyu Construction
- Continental Development Corporation
- Property Research and Development, Inc.
- Hong Kong Hunan Corporation
- Oriental M and M Corporation