

Professional Qualifications: Carlos U. Diaz

Professional Experience

Appraisal experience includes valuation of vacant land, residential (1-4 units), apartment, commercial, and industrial properties.

Work History

- April 1998 to December 2000: Micronesian Appraisal Associates, Inc. Real Estate Appraisals and Consultation (formerly D.G. Hodgson & Co.). **Staff Appraiser**
- December 2000 to December 2004: **Licensed Residential Real Estate Appraiser; License Number LA-02-025, Territory of Guam**
- December 2004 to Present: **Certified General Real Estate Appraiser; Certification Number CA-08-033, Expiration December 22, 2010, Territory of Guam**

Professional Courses/Seminars

Appraisal Institute Challenge Courses (passed exam; course not attended)

- II510 - Advanced Income Capitalization, (July 2006; 4 exam hours)
- I310 - Basic Income Capitalization, (March 2003; 3 exam hours)
- I320 - General Applications, (March 2003; 3 exam hours)

Appraisal Institute Courses

- OL-401G – Online General Appraiser Sales Comparison Approach (March 2010; 30 hours)
- OL-402G – Online General Appraiser Site Valuation and Cost Approach (November 2009; 30 hours)
- OL-300GR – Online Real Estate Finance, Statistics, and Valuation Modeling (August 2009; 15 hours)
- OL-330 – Online Apartment Appraisal, Concepts & Applications (April 2009; 16 hours)
- Online 7 Hour National USPAP Equivalent Course (December 2008)
- II550 - Advanced Applications (September 2007; 40 hours)
- Online Course 420 - Business Practices and Ethics (December 2006; 8 hours)
- II540 - Report Writing and Valuation Analysis (May 2006; 40 hours)
- I400 - 7 Hour National USPAP Update Course (May 2006)
- II530 - Advanced Sales Comparison and Cost Approaches (May 2003; 40 hours)
- II520 - Highest and Best Use and Market Analysis (May 2003; 40 hours)
- II500 - Advanced Residential Form & Narrative Report Writing (June 2001; 40 hours)
- II420 - Standards of Professional Practice, Part B (USPAP), (June 2001; 8 hours)
- I410 - Standards of Professional Practice, Part A (USPAP), (June 2001; 16 hours)

Appraisal Institute Continuing Education Seminars

- Online Valuation of Detrimental Conditions in Real Estate (July 2010; 7 hours)
- Online Small Hotel/Motel Valuation (April 2010; 7 hours)
- Online Comparative Analysis (March 2010; 7 hours)

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- Online Eminent Domain and Condemnation (January 2010; 7 hours)
- Online Appraisal Curriculum Overview – General Package (December 2009; 7 hours)
- Online Appraisal Curriculum Overview – Residential Package (December 2009; 8 hours)
- Online Valuation of Green Residential Properties (September 2009; 7 hours)
- Online Site Use and Valuation Analysis (August 2009; 7 hours)
- Online Forecasting Revenue (August 2009; 7 hours)
- Online Analyzing Distressed Real Estate (June 2009; 4 hours)
- Feasibility, Market Value, Investment Timing: Option Value (May 2009; 7 hours)
- Online Rates and Ratios: Making sense of GIMs, OARs, and DCF (May 2009; 7 hours)
- Online Analyzing Operating Expenses (May 2009; 7 hours)
- Subdivision Valuation (September 2007; 7 hours)
- Partial Interest Valuation - Divided (September 2007; 7 hours)

University of Guam, Center for Continuing Education and Outreach Programs

- Appraisal Methods, (June 2000; 30 hours)
- Two to Four Unit Case Study: Residential R3, (October 1999; 15 hours)

Pacific Association of Professional Real Estate Appraisers

- National Uniform Standards of Professional Practice, (USPAP), (November 2004; 15 hours)
- I Tano'ta: A Valuation Perspective, (February 1999; 7 hours)

Micronesian Appraisal Associates, Inc., Guam Approved Qualifying Education Distributed by the Appraisal Institute

- Appraisal Standards: General and Residential (USPAP) R1/G1, (June 1998; 15 hours)
- Single Family Appraisal, General & Residential R2/G2, (May 1998; 30 hours)

National Association of Realtors®

- 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

Education

- 1993: Associates Degree, General Studies, University of Maryland.

Memberships

- Residential and General Associate Member, Appraisal Institute
- Member, Pacific Association of Professional Real Estate Appraisers