

Welcome To

International-Appraisers

Valuation, Counseling, Brokerage; Machinery & Equipment Appraisal

"Credibility, Experience, Knowledge"

ENG. CARLOS MIRANDA, PE, MAI, SRA, CCIM, MIE
Certified General Real Estate Appraiser / Professional Engineer
(Real Estate, Machinery & Equipment, Business, Consulting)

Pho: (787) 399-1598; (407) 361-3220; Fax: (787) 890-5556

www.international-appraisers.com

ccimpr@gmail.com

EDUCATIONAL

BS Electrical Engineering, University of Puerto Rico, Mayagüez, Puerto Rico – 1983 (CUM LAUDE)

LICENSE(S)/CERTIFICATION(S)

State-Certified General Real Estate Appraiser # RZ3419; State of Florida
State-Certified General Real Estate Appraiser # 165CG; Commonwealth of Puerto Rico
Professional Real Estate Appraiser # 643EPA; Commonwealth of Puerto Rico
Professional Engineer License # 15098-PE; Commonwealth of Puerto Rico
Real Estate Broker License # C-6306; Commonwealth of Puerto Rico

PROFESSIONAL

Appraisal Institute - Designated Member (MAI), No. 12488, Southeast Florida Chapter
Appraisal Institute - Designated Member (SRA), Southeast Florida Chapter
CCIM Institute – Designated Member (CCIM), No. 11518, Florida Chapter
MIE – Designated Appraiser (MIE), No. 462, Instituto de Evaluadores, IEPR de PR
Certified Machinery & Equipment Appraiser, Certified Senior Business Analyst
International Consortium of Real Estate – (TRC), Transnational Referral Certified Broker
Professional College of Engineers and Surveyors of Puerto Rico – (PE) Professional Engineer

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EMPLOYMENT EXPERIENCE

About thirty two (32) years of Real Estate Appraisal and Consulting Experience & over 39 years of Professional Engineering Experience.

+ Present	International Appraisers (Senior Appraiser/Owner) Small Business Administration - Construction Analyst Appraisers & Planners - Appraiser (Contractor) CB Richard Ellis - Consultant TERRA Capital & Consulting- Appraiser (Contractor) Gesvalt - Appraiser (Contractor) Hilco Acetec Mexico - Appraiser (Contractor)	Puerto Rico New York, NY Boca Raton, FL Miami, FL Madrid, Spain DF, Mexico
+ 2017-18	Small Business Administration - Construction Analyst	Herndon, VA
+ 2010	Integra Realty Resources (IRR) - Associate Director	Miami, FL
+ 1992-Present	Engineering / Consulting	Puerto Rico
+ 1991 to 2010	Independent Fee Appraiser	Puerto Rico
+ 1986 to 1992	Hewlett-Packard - Engineer	Puerto Rico
+ 1984 - 1986	Texas Instruments - Design Engineer	Dallas, TX
+ 1983 - 1984	Electrical Engineering Instructor -UPR Mayagüez Campus	Puerto Rico
+ 1981	NASA, Lyndon B. Johnson Space Center	Houston, TX

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REAL ESTATE COURSES: (CIPS)

Essentials of International Real Estate Course, 6/04
The Americas & International Real Estate Course, 6/04
Europe & International Real Estate Course, 6/04
Asia/Pacific & International Real Estate Course, 6/04

REAL ESTATE COURSES: (CCIM)

CCIM Ethics Course, 1/09
Course Concepts Review, CCR, 4/04, Charlotte, NC
Investment Analysis for Commercial Investment Real Estate,
Course CI-104, 3/04, San Juan, PR
User Decision Analysis for Commercial Investment Real Estate,
Course CI-103, 1/04, San Juan, PR
Market Analysis for Commercial Investment Real Estate,
Course CI-102, 10/03, Morristown, NJ
Financial Analysis for Commercial Investment Real Estate,
Course CI-101, 10/03, New Orleans, LA
Introduction to Commercial Investment Real Estate,
Course CI-Intro, 11/03

APPRAISAL INSTITUTE COURSES: (MAI/SRA)

Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions, 12/22
Understanding and Appraising Residential REOs, 12/22
Measure it Right! - Using the ANSI-Z765-2021, Standards for Residential Properties, 12/22
Valuation Resources for Solar Photovoltaic Systems Course, 11/22
Business Practices & Ethics, Course 420, 11/22
Florida Appraisal Law 2022 Course, 3/22
7 Hour National USPAP (2022-2023) Update Course, 3/22
Florida Appraisal Law 2020 Course, 6/20
7 Hour National USPAP (2020-2021) Update Course, 4/20
Using Your HP12C Financial Calculator Course, 9/18
Comparative Analysis Course, 4/20
Appraising Automobile Dealerships Course, 9/18
Analyzing Operating Expenses Course, 9/18
Forecasting Revenue Course, 9/18
Florida Appraisal Law 2018 Course, 4/18, Ft. Lauderdale, FL
7 Hour National USPAP (2018-2019) Update Course, 4/18, Ft. Lauderdale, FL
Reviewing Residential Appraisals and Using Fannie Mae Form 2000 Course, 11/16
Cool Tools: New Technology for Real Estate Appraisers Course, 11/16
Subdivision Valuation, Course 772, 11/16
Florida Appraisal Law 2016 Course, 4/16, Ft. Lauderdale, FL
7 Hour National USPAP (2016-2017) Update Course, 4/16, Ft. Lauderdale, FL
Appraising Convenience Stores Course, 9/15
FHA and the Appraisal Process Course, 11/14
Florida Appraisal Law 2014 Course, 10/14, Ft. Lauderdale, FL
7 Hour National USPAP (2014-2015) Update Course, 10/14, Ft. Lauderdale, FL
Using Your HP12C Financial Calculator Course, 8/14
Analyzing Operating Expenses Course, 8/14
Feasibility, Market Value, Investment Timing, Option Value Course, 11/12
Business Practices and Ethics Course, 11/12
7 Hour National USPAP (2012-2013) Update Course, 10/12
Fundamentals of Separating Real Property, Personal Property, and Intangible
Business Assets, Course 833, 6/12, Ft. Lauderdale, FL
Florida Appraisal Law 2012 Course, 3/12, Orlando, FL
7 Hour National USPAP (2010-2011) Update Course, 11/11
Site Use and Valuation Analysis, 3/09
The Real Implications of the HVCC on Appraisers and Lenders Webinar, 1/09
Data Verification Methods, 1/09
Advanced Internet Search Strategies, 1/09

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Valuation of Green Residential Properties, Course 808, 1/09
GIS - The Executive Overview, 11/08
Rates & Ratios: Making Sense of GIMs, OARs, & DCFs, Course 754, 3/08
Subdivision Valuation, Course 772, 3/08
Business Practices & Ethics, Course 420, 1/07
7 Hour National USPAP Update Course, 12/06
General Demonstration Report Workshop, 10/06, Orlando, FL
Advanced Applications, Course 550, 5/05, Greensboro, NC
Advanced Report Writing, Course 540, 4/05, Greensboro, NC
Advanced Sales & Cost Approach, Course 530, 11/04, Tampa, FL
Highest & Best Use and Market Analysis, Course 520, 8/00
Advanced Income Approach, Course 510, 10/04, Orlando, FL
Hotels Valuation Seminar, (8/04), San Juan, PR
Business Practices & Ethics, Course 420, 8/01, San Juan, PR
USPAP, Course 410, 8/01, San Juan, PR
Residential Case Study, Course 210, (1994)
Basic Valuation Procedures, Course 120, (1993)
Basic Appraisal Principles, Course 110, (1992)
OTHER APPRAISAL COURSES
PR Appraisal Law Course, 7/19, IEPR, San Juan, PR
PR Appraisal Law Course, 6/15, IEPR, San Juan, PR
PR Appraisal Law Course, 10/11, IEPR, San Juan, PR
Market-Point 3.5 Valuation System, Parts 1,2,3,4,5
Integra Training Academy, 10/10, Las Vegas, NV
Data-Point Basics, Parts 1,2, Integra Training Academy, 10/10, Las Vegas, NV
USPAP 15 Hrs Course, 9/07, San Juan, PR
REITs - An economic opportunity for PR, 9/07, San Juan, PR
PR Appraisal Law Course, 2/07, UPR Aguadilla, PR
Machinery & Equipment Appraisal and Business Broker Course, 5/06, Wichita, KS
Comprehensive Appraisal Workshop - Income Approach & Partial
Interest, 7/05, Dallas, TX
Comprehensive Appraisal Workshop - Cost, Feasibility,
Highest & Best Use, 7/05, Dallas, TX
Comprehensive Appraisal Workshop - Sales Comparison
Approach 7/05, Dallas, TX
USPAP 15 Hrs Course, (2000), San Juan, PR
Appraisal of Machinery and Equipment (1998)
Real Property Rights Valuation (1997)
USPAP Standard 3, Review Appraiser
RETO, P.S.C. San Juan, P.R. (11/2003)
USPAP 15 Hrs Course, (1994), San Juan, PR
Mathematics for Appraisers, (7/1991)
Eminent Domain, (9/1991)
Basic Appraisal Principles, (2/1991)
Mathematics for Appraisers, (4/1991)
SOCIETY OF BUSINESS ANALYSTS (CSBA) & NEBB INSTITUTE (CMEA) COURSES
Minimization & Management of Audit Risk of Federal Tax Valuation Issues, 10/14
Navigating IRS form 8283, 12/13
Fair market value and much more!, 10/13
How a strategic Partnership with IACVA benefits CMRA appraisers, 9/13
How to broker medical equipment, 8/13

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Fraud in the machinery & appraisal business, 7/13

A client's conceived idea of Value, 6/13

The importance of economic conditions, 5/13

How to calculate obsolescence and rounding values...what you need to know!, 4/13

The importance of the Certification Page and Remaining Useful life, 2/13

What's the difference between the effective date, the inspection date, and the date the report is written, 1/13

Machinery & Equipment Appraisal Course, 2/12

SOCIETY OF BUSINESS ANALYSTS (CSBA) & NEBB INSTITUTE (CMEA) COURSES

How Do You Appraise Custom Built Equipment?, 3/09

Biz Enhancement, How You Can Make Money With Inventory Control, 6/08

Biz Enhancement, Legacy Planning, 5/08

Biz Enhancement, Making Money with Enhancement Strategies, 5/08

Biz Enhancement, How to Develop an Exit Strategy, 4/08

Marketing, The #1 Secret to Marketing Success, 4/08

Marketing, Is Your Company in Alignment?, 4/08

Leasing, How to Make Money with Equipment Leasing, 3/08

Banking, What a Lender Needs to Know, 3/08

Insurance 101, Are You and Your Clients Protected?, 3/08

Biz Brokerage 301, Getting to the Close, 2/08

Biz Brokerage 201, A Broker's Responsibilities, 2/08

Biz Brokerage 101, The Basics, 2/08

Biz Val 301, The Anatomy of a Business Appraisal, 1/08

Biz Val 201, How to Sell a Business Appraisal, 1/08

Biz Val 101, How to Do a Business Appraisal, 1/08

Business Brokerage Training, 6/06

Machinery & Equipment Appraisal Course, 6/06

OTHER COURSES/SEMINARS

Professional College of Engineers and Surveyors of P.R.

Green Via: Energy and Resources Savings, (5/2013)

Nuclear Perspective for Puerto Rico Seminar, (4/2012)

Mapping Projections and Coordinates Systems, (3/2010)

Safety of the Homes Electrical Systems, (10/2009)

An Intuitive Approach to Analog IC Design, (3/2009)

PEX Piping System, (2/2009)

2008 Puerto Rico Zoning Classification Ordinance, (12/2008)

Inspection of Boilers and Pressure Recipients, (10/2008)

Civil and Professional Responsibilities of the Engineer, (12/2007)

Environmental Documents: Process, Presentation, Evaluation and Transmittal, (11/2006)

Basic Validation Concepts and Documentation, (11/2005)

Working with the New Digital FEMA Maps, (8/2005)

Understanding the Design & Implementation of Automatic Control Systems, (12/2004)

Project Inspection Course, (12/2002)

Project Management Using CPM, (12/2002)

Construction Management Course, (11/2002)

Home Inspection Course, (5/2001)

MIAR Institute of Real Estate

Nuevos Cambios al Código de Etica (12/2020)

Realtors® Code of Ethics Training (12/2020)

HUD Venta de Propiedades, (10/2020)

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Real Estate Broker Course, (2020)
NAR Ethics Seminar, (1/2009)
Appraisal from Three Points of View (11/2006)
NAR Ethics Seminar, (11/2004)
Real Estate Broker Course, (2003)

OTHER COURSES/SEMINARS

Nuevo Código Civil (5/2021) (MIAR Institute)
PR Institute of Appraisers
FHA Appraiser/Underwriter Training (7 HRS)
U.S. Dept. of HUD, (5/04), San Juan, P.R. FHA Appraiser Training, (4/2002)
U.S. Dept. of HUD, San Juan, P.R.
First Real Estate Market Symposium, (3/2002)
Appraisal Institute, San Juan, P.R.
FHA-Update Seminar, Mortgage Bankers Association, (2001)
Legal Aspects in the Valuation of Properties with Easements, (1996)
University of PR, Mayagüez Campus
Accounting Principles CONT-3006, (Spring 1992)
Accounting Principles CONT-3005, (Fall 1991)
Interamerican University of PR, Aguadilla Campus
Statistical Analysis ESTA-102, (Spring 1992)
Statistical Analysis ESTA-101, (Fall 1991)
Other Institutions
Traditional and Creative Financing, (1991)
Real Estate Broker Course, (1991)
Tax Planning for Corporations and Individuals, (1991)

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PROFESSIONAL AFFILIATIONS

Appraisal Institute, **AI**
Royal Institution of Chartered Surveyors, **RICS**
International Consortium of Real Estate, **ICREA**
National Association of Hispanic Real Estate Professionals, **NAHREP**
National Equipment Business Broker Institute, **NEBB**
International Society of Business Appraisers, **ISBA**
Professional College of Engineers and Surveyors of P.R., **CIAPR**
Institute of Electrical & Electronics Engineers, **IEEE**
Certified Commercial Investment Institute, **CCIM**
Tau Beta Pi, Engineering Honor Society, **ΓΒΠ**

OFFICES HELD

2005

Treasurer/Founder Member of the PR **CCIM** Chapter

1995

Director, **CIAPR** – Aguadilla Chapter

PROFESSIONAL EXPERIENCE AS APPRAISER

Present

International Appraisers – Puerto Rico
Independent Fee Appraiser

CBRE (CB Richard Ellis) – Boca Raton, FL
Consultant

Appraisers & Planners, Inc. – New York, NY
Appraiser (Contractor)

TERRA Capital & Consulting – Miami, FL
Appraiser (Contractor)

Hilco Acetec Mexico – DF, Mexico
Appraiser (Contractor)

Gesvalt, Madrid, Spain
Appraiser (Contractor)

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PROFESSIONAL EXPERIENCE AS APPRAISER (cont'd)

2019-Present (on Call)

Small Business Administration (SBA) – Herndon, Virginia: Construction Analyst/Loss Verifier

2017-2018 (April)

Small Business Administration (SBA) – Herndon, Virginia: Construction Analyst/Loss Verifier

2010

Integra Realty Resources – Miami/Palm Beach, Florida: Associate Director

1991 to 2010

Independent Fee Appraiser – Puerto Rico

2003-2004

Lecturer at the Mayagüez Board of Realtors

May 2001 - May 2002

Orisyn Research Inc./ C/O U.S. HUD: FHA/FNMA Review Appraiser

PROFESSIONAL EXPERIENCE AS ENGINEER

Dec 1992 to Present

Professional Engineer: Preparing Construction Plans for Residential and Commercial Buildings. Certifications, Inspection of Existing/Under Construction Structures. Use/Construction Permits

Jan 1986 to Dec 1992

Hewlett-Packard Co. Aguadilla, PR

Engineer (Manufacturing Development, Test Development & Product Engineer)

Jan 1984 to Jan 1986

Texas Instruments, Inc., Dallas, TX

Design Engineer

June 1983 to Dec 1983

University of P.R. Mayagüez Campus

Electrical Engineering Department Instructor

1981

NASA, Lyndon B. Johnson Space Center

Houston, TX

× Engineering Intern

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TYPE OF APPRAISALS PERFORMED

Puerto Rico

Existing and Proposed Single-Family Residential Properties, Existing and Proposed Multi-family Residential Properties, Asphalt Paving Machinery & Equipments, Transport Trucks, Concrete Batch Plants, Automobiles, SUV's, Vans, Ambulances, Agricultural Equipment, Medical Labs/Equipments, Hospitals/Equipments, Office Equipment, Office Buildings, Offices, Elderly Homes, Industrial Properties, Manufacturing Plants, PRIDCO Properties, Land Subdivisions, Land/Ground Lease, Residential Subdivisions, Shopping Centers, (Strip, Neighborhood, etc.), Existing and Proposed Condominiums, Dairy Farms, Agricultural Properties, Restaurants/Cafeterias, Restaurant Equipment, Gas/Service Stations, Convenience Stores, Supermarkets, Rental Apartments, Automobile Dealerships, Churches, Temples, Private Schools/Nurseries, Hotels, Motels, Inns, Guests Houses, Bed & Breakfasts, Self Storage Warehouses, Condo Warehouses, Funeral Homes, Memorial Parks/Cemeteries, Vacant Land, Lots

Florida, USA

Warehouses
Golf Courses
Office/Office Buildings
Residential Subdivisions
Multifamily/Resorts
Industrial Properties
Free Standing Drug Stores
Condominiums

Dominican Republic

Vacant Land

México

Hotels/Resorts

Guatemala

Vacant Land