

PROFESSIONAL QUALIFICATIONS



DIEGO SORROCHE-FRATICELLI

MBA Acc., ABAR, BCA, CMEA, CDEI, MIE
General Cert. 163 CGA Appraiser License 734 EPA
Certified Business Appraiser
Certified Personal Property (M&E) Appraiser
Certified Instructor Uniform Standards of Professional
Appraisal Practice (USPAP) ID 64708
Certified Instructor Uniform Appraisal Standards of
Federal Land Acquisitions (UASFLA)
Certified Distance Education Instructor CDEI #67636
Real Estate Broker C 3462
General Real Estate Instructor #204
Appraisal Reviewer/ Business Consultant/ Instructor/
Lecturer Hospitality & Gaming Consultant
Executive Director, College of Ethics, Standards, and Best
Practices (CESBP)

ADDRESS

**Suite 1103, Union Plaza Bldg.
No. 416 Ponce De Leon Ave. Hato Rey, P.R. 00918.**

TELEPHONE/FA

(787) 400-9430, (787) 370-1894

X E-MAIL

diego@puertoricopraisers.com

WEBSITE

PuertoRicoAppraisers.com

EDUCATION

MBA / Financial Accounting

University of Phoenix, Puerto Rico Campus
(Graduated top of class)

**DHt- Diplomate, Puerto Rico Institute of
Therapeutical Hypnosis**

**CHt- Certified, HMI College of
Hypnotherapy**

Mediation / Arbitration

Interamerican University School of Law
Alternate Dispute Resolution Center

Bachelor in Arts, Political Science

Graduated Cum Laude, University of P.R.

ADDITIONAL LICENSING / DESIGNATIONS

ABAR – Accredited in Business Appraisal Review (NACVA)

BCA – Business Certified Appraiser

CMEA – Certified Machinery & Equipment Appraiser

CDEI – Certified Distance Education Instructor

Certified Marshall & Swift Trained Appraiser

Certified Mediator, Certified Arbitrator

MIE - Member Instituto de Evaluadores de PR

GRI - Graduated Natl. Association of Realtors Institute

Certified Uniform Appraisal Standards of Professional

Practice (USPAP)

**Certified Uniform Appraisal Standards for Federal Land
Acquisitions (UASFLA)**

Appraisal

MEMBERSHIPS / POSITIONS

President, Puerto Rico Appraisers and Real Estate Services Inc. (puertoricopraisers.com)
Executive Director, College of Ethics, Standards & Best Practices of Puerto Rico.
International Society of Business Appraisers (ISBA)
Former Member Education Committee, Ethics Committee NEBB Institute
National Association of Certified Valuation Analysts (NACVA)
Puerto Rico Institute of Appraisers (IEPR) -
Instructor AQB Certified Instructor- Uniform Standards of Professional Appraisal Practice
AHA - Member American Hypnosis Association
MIE – Member Instituto de Evaluadores de PR
IDECC – International Distance Education Certification Center

Types of Work Performed (Partial list)

Real Estate Appraisal / Consulting / Review

Commercial, Institutional, and Industrial Properties. Rural and Urban Land, Sub-Divisions. Existing and proposed Single and Multi-Family Residential Dwellings, Quarries, Cemeteries, Regulated Waste Disposal Sites, Barters, Home Inspections. Vacant Land, Federal land Acquisitions, Expropriations (Eminent Domain), Hotels & Motels.

Low Income Housing Tax Credits (LIHTC) properties, Special Purpose Properties, Furniture and Fixtures, Leasehold and Leasehold Improvements; Investment, Analysis, Partial or Fractional Interests, Historic Values. Existing and proposed subdivisions, Hotels, Hospitals, and the similar, Personal Property.

Consulting Reports

Real Estate Investment, Business Development & Re-Structuring / Re-Engineering, Damages & Assets Distribution, Hospitality and Gaming.

Business & Business Interests Valuation / Consulting / Review

Closely Held Businesses & Business Interests, Mergers & Acquisitions, Going Concerns, Professional Practices.

Litigation Support/ Expert Witness

Divorce and Estate Cases, Shareholder Disputes, Eminent Domain (Condemnation/ Expropriation) Cases, Lost Profits, Damages.

Specialized Studies

Market/ Marketability Studies, Highest and Best Use Studies, Cost / Benefit Studies, Feasibility Studies, Rent Studies, Relocation Studies

Personal Property (M & E) Valuation

See included list in this document.

**Teaching/ Lecturing/ Seminars
(Amongst other)**

Uniform Standards of Professional Appraisal Practice (USPAP)
Courses Uniform Appraiser Standards for Federal Land Acquisitions (UASFLA)
Appraisal Laws & Regulations
Real Estate Investment
Statistics, Modeling & Finance
Report Writing for General Appraiser Certification
Market, Marketability Analysis
Market Conditions URAR Addendum
The Cost Approach & Marshall Valuation Service Guidelines
From Bubbles to Distressed Markets
The Basics of Business Appraisals
The Appraiser as an Expert Witness
BPO and Drive -By Appraisal

Diego Sorroche Fraticelli, is a *Professional Appraiser and Valuation Analysts of Businesses and Business Interests, of Personal Property (M & E), and of Real Estate, holding several specialty credentials such as ABAR and CVA from the National Association of Valuation Analysts, BCA from the International Society of Business Appraisers, SBA Senior Business Analysts.*

Personal Property Appraiser, CMEA, (Certified Personal Property (M & E) Appraiser, from the NEBB Institute.

*Licensed and Certified General Real Estate Appraiser and General Real Estate Instructor.
Licensed Real Estate and Business Broker.*

Vice Chair, San Juan Chapter of SCORE - a volunteer organization to help new entrepreneur

POSITIONS HELD AND CONSULTANT TO...

President, Puerto Rico Appraisers & Real Estate Services, Inc.

Executive Director/ Instructor College of Ethics, Standards and Best Practice (CESBP)

B. Fernandez & Hnos. / Pan Pepin Inc., Puerto Rico a major F & B wholesale food/wine/beer distributor

Caguas Expressway Motors, Full Service Franchised Car Dealership

Caribe Hilton Hotel & Casino - Assistant to Area Vice President-Director of Casino Operations Puerto Rico & Caribbean - Hilton International

Ponce Hilton Hotel & Casino

Mayaguez Resort & Casino Wyndham Hotel & Casino

Embassy Suites Hotel & Casino

Instructor at "Instituto de Evaluadores de Puerto Rico"

*Consultant to Tourism & Commerce Commissions - House of Representatives
Member, Advisory Committee to the Governor of the Commonwealth of Puerto Rico on Tourism & Gaming*

Hotel Development Corp. - Puerto Rico Industrial Development Co.

Cardiovascular Center Hotel

Sol Melia - Paradisus Hotel & Casino, Rio Grande, P.R.

The following are types of properties for which I am qualified to appraise / value, amongst other:

Services
 Advertising Agencies
 Aerial Spraying Services
 Airports
 Appliance Sales & Repair
 Art & Craft Supply Stores
 Asphalt Plants/Sand Pits
 Attorney's Practices
 Auto Body Shops
 Auto Dealerships
 Auto Parts Stores
 Auto Repair Garages
 Bakeries
 Banks
 Beauty Shops
 Bridal Shops
 Building Product Supplies
 Candy Shops
 Catalog & Mail Order Houses
 Chemical Manufacturers
 Chemical Distributors
 Clinics
 Clubs/Taverns
 Collection Agencies
 Construction Companies
 Convenience Stores
 Cosmetic Stores
 Country Clubs
 Dairy Farms
 Dental Practices
 Distribution Companies
 Dog Kennels
 Donut Shops
 Dry Cleaners
 Electrical Contracting Services
 Exercise Gyms
 Fabric Stores
 Fast Food Restaurants
 Farms
 Flower Shops
 Food Processing Plants
 Funeral Homes
 Furniture Stores
 Gasoline Stations
 Gift Shops
 Golf Courses
 Grocery Stores
 Hardware Stores
 Hospitals
 High Tech Manufacturing
 Corporations
 Historical Buildings
 Hotels
 Ice Cream Stores
 Interior Decorating Shops
 Insurance Agencies
 Janitorial Companies
 Ladies Retail Clothing
 Liquor Stores
 Lumber Yards
 Machine Shops
 Maid Service Franchises
 Mall Specialty Shops
 Manufacturing Companies
 Medical Clinics
 Millwork Shops
 Motels
 Moving and Storage Companies
 National Franchises
 Newspapers
 Oil and Gas Refineries
 One Hour Photo Stores
 Photography Studios
 Physicians Practices
 Plumbing Contracting Services
 Printing Companies
 Professional Practices
 Radio/TV Repair Companies
 Real Estate Sales Agencies
 Recreational Vehicle Dealerships
 Refuse Hauling Companies
 Restaurants
 Rock Quarries
 Stadiums
 Sandwich Shops
 Schools
 Special Purpose Properties (Hotels, Hospitals,
 Gas Stations, Quick Lube and Car Wash, etc.)
 Supper Clubs
 Swimming Pool Builders
 Travel Agencies
 Trucking Companies
 Veterinary Clinics
 Video Rental & Sales Shops
 Wallpaper Stores
 Welding Shops
 Well Drilling Companies
 Well Servicing Companies
 Wholesale Businesses
 Woodworking Shops
 Federal Land Acquisitions
 Special Purpose Properties
 Hotels
 Hospitals
 Low Income Housing Tax
 Credit Properties (LIHTC)

