

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
AQB 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)

Mediation / Arbitration

Interamerican University School of Law
Alternate Dispute Resolution Center

DHt- Diplomate, Puerto Rico Institute of Therapeutical Hypnosis

CHt- Certified, HMI College of Hypnotherapy

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 Instructor Uniform Appraisal Standards of
Professional Appraisal Practice (USPAP)**

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

MEMBERSHIPS / POSITIONS

President, Puerto Rico Appraisers and Real Estate Services Inc. (puertoricopraisers.com)
Executive Director/Instructor, 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(USPAP)
AHA - Member American Hypnosis Association
SPHT – Board Member Sociedad Puertorriqueña Hipnosis Terapeutica
MIE – Member Instituto de Evaluadores de PR
IDECC – International Distance Education Certification Center

Types of Work Performed (Partial list)

Real Estate Appraisal / Consulting / Review

Special Purpose Properties and Going Concerns, Development Analysis, Residential, 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, 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, Damages.

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 Practices (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:

Professional Practices
Accounting Practices
Architectural & Engineering 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
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)

