



# DIEGO SORROCHE FRATICELLI

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## **MBA Acc., ABAR, BCA, CMEA, CDEI, MIE**

Certified Business Appraiser, Reviewer

Real Estate Appraiser – EPA 734 #General Cert. 163, Reviewer

Certified Personal Property (M&E) Appraiser

Expert Witness, Litigation Support

Certified Distance Education Instructor

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)

## **EDUCATION**

**MBA / 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, California, USA

**Bachelor in Arts – Economics / Political Science**

Graduated Cum Laude  
University of P.R.

### **Address:**

Suite 1103  
Union Plaza Bldg.  
416 Ave. Ponce de León  
San Juan, PR 00918

### **Telephone:**

787-400-9430  
787-370-1894

### **Email:**

[diego@puertoricoappraisers.com](mailto:diego@puertoricoappraisers.com)

### **Website:**

[puertoricoappraisers.com](http://puertoricoappraisers.com)

## **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 National Instructor Uniform Appraisal Standards of Professional Appraisal Practice (USPAP) – Ethics, Standards and Best Practices**

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

**Appraisal Board Approved Instructor**

## **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  
TAF - AQB Certified Instructor- Uniform Standards of Professional Appraisal Practice(USPAP)

AHA - Member American Hypnosis Association SPHT –  
Board Member Sociedad Puertorriqueña Hipnosis Terapeutica

ISH-Member International Society of Hypnosis 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, Gasoline Stations 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 / Appraisal Review**

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

### **/ Expert Witness / Litigation Support**

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

### **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

**WORK PERFORMED / POSITIONS HELD AND CONSULTANT TO...**

- President, Puerto Rico Appraisers & Real Estate Services, Inc.
- 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, and 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 Diego Sorroche is qualified to appraise / value: for the business interest either on a going concern or liquidation basis; the real estate, and personal property-machinery and equipment; amongst other.***

- Professional Medical 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)