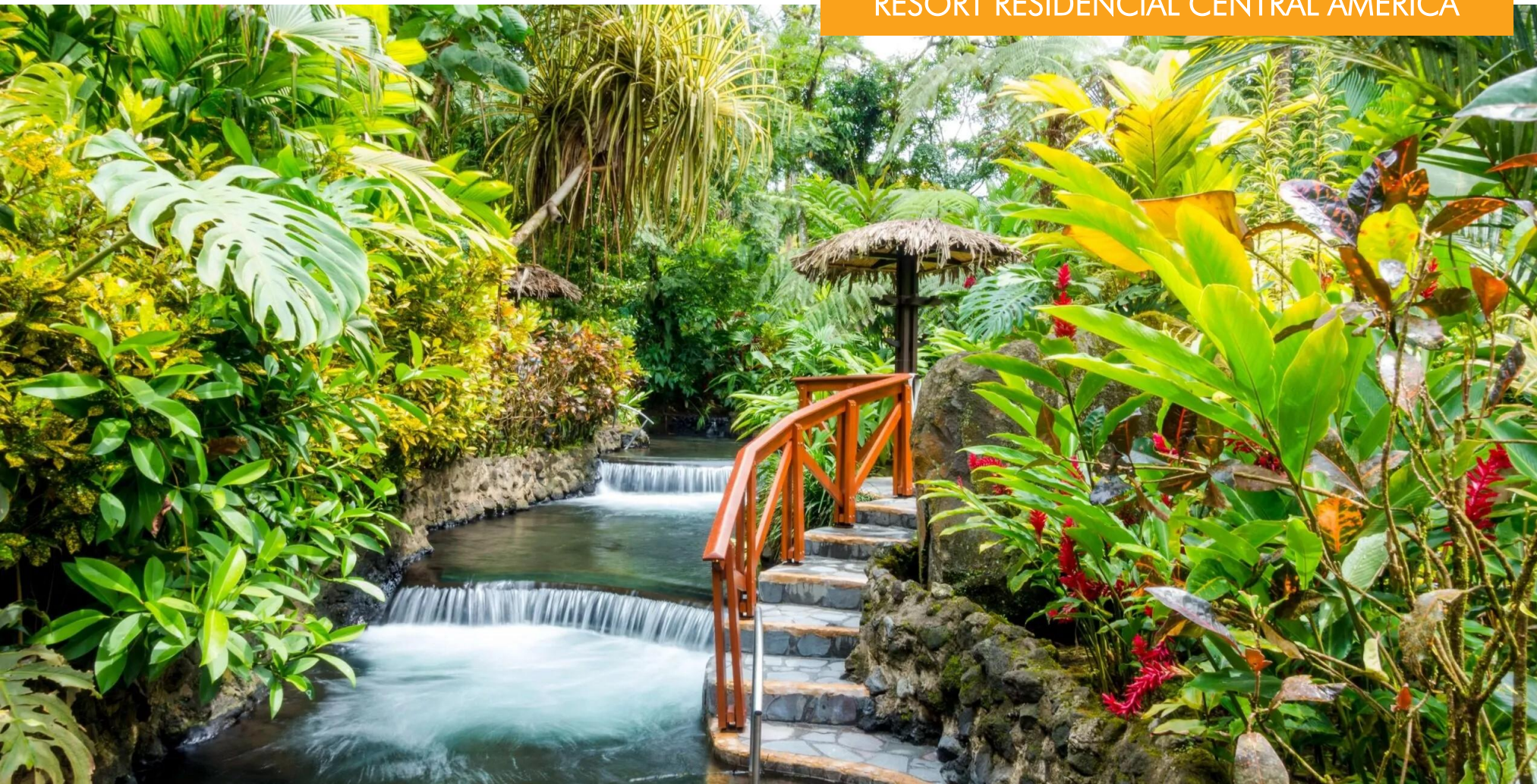


# LOGAN

RESORT RESIDENCIAL CENTRAL AMERICA



# ROBERT L. DRAGOO MAI, MRICS, ASA

PRINCIPAL  
MEXICO, CENTRAL AMERICA



“Integrity and confidentiality are the basis for our reputation.”

EXPERIENCE				
LOGAN	Managing Partner	Valuation and Consulting	Costa Rica, México	2020 – Present
LOGAN	Managing Partner	Valuation and Consulting	Colombia	2013 – 2019
Deloitte	Manager	Valuation and Consulting	Mexico	2012 - 2013
Consultor	Independent	Valuation and Consulting	Mexico	2006 - 2012
CERTIFICATIONS				
Appraisal Institute		MAI	EEUU	2014 - Present
RICS		RICS - Valuation	UK	2014 - Present
ASA Member		ASA	USA	2023 - Present
COURSES				
Small Hotel and Motel Valuation			MAI, Appraisal Inst.	2023
Advanced Highest and Best Use Analysis			MAI, Appraisal Inst.	2017
Income Capitalization for Appraisals			MAI, Appraisal Inst.	2017
Sales Comparison Approach			MAI, Appraisal Inst.	2016
Basic Appraisal Procedures			MAI, Appraisal Inst.	2016
Appraisal Principles: Advanced Valuation			MAI, Appraisal Inst.	2018
Report Writing and Appraisal Analysis			MAI, Appraisal Inst.	2015
Valuation Ethics – Appraisal			MAI, Appraisal Inst.	2015, 2023
USPAP (Uniform Standard of Professional Practice)			MAI, Appraisal Inst.	2015, 2023
NOTABLE REPORTS				
Amerra Capital v. Mexico – ICSID Expert Testimony			Washington D.C.	2024
Ciudad Cayala – Master Planned Community			Guatemala	2024
Appraisal of multifamily projects – portfolio 5 assets			Guadalajara, Mexico	2019
Hotel Appraisals – portfolio of 5 assets			Colombia	2016 – 2020
Master Planned Community appraisal – 5 macro lots			Cartagena, Colombia	2020
Office appraisal – portfolio, 5 assets			Mexico	2020
Appraisal master planned community, golf course			Cabo San Lucas, México	2013
Appraisal master planned community			Cancun, Mexico	2012
Macro lot valuation – resort residential			San Jose del Cabo, México	2011
Condo valuations – Las Ventanas, Chileno Bay, El Dorado			Los Cabos, Mexico	2010
Condo valuations – Litibu, Riviera Nayarit			Punta Mita, Mexico	2010

# SIANY LOAIZA ENGINEER

VALUATION SUBDIRECTOR  
CENTRAL AMERICA



“Integrity, trust and commitment constitute the foundation of our service.”

EXPERIENCE				
LOGAN	Valuation Subdirector	Valuation and Consulting	Costa Rica	2024 – Present
LOGAN	Valuation Specialist	Valuation and Consulting	Costa Rica	2023
LOGAN	Valuation Analyst	Valuation and Consulting	Costa Rica	2021 – 2023
Constructora IACSA	Engineering Assistant	Civil Engineering	Costa Rica	2020
CERTIFICATIONS				
Master’s Degree in Valuation		State Distance University	Costa Rica	2025 – Present
Phase I & Phase II Environmental Site Assessment Processes		ASTM International	USA	2025
Property Condition Assessments		ASTM International	USA	2022
Construction Engineering		ITCR	Costa Rica	2014 - 2020
COURSES				
Valuation for Tax Purposes			ICOVAL	2025
International Course: Basic Principles of Valuation UPAV			Appraisal Institute	2025
International Course: Market Analysis and Highest and Best Use UPAV			Appraisal Institute	2025
International Course: Basic Valuation Procedures UPAV			Appraisal Institute	2025
IVS 2025 Standards Course UPAV			Appraisal Institute	2025
NOTABLE REPORTS				
Valuation C.C. Multiplaza Escazú			San Jose, Costa Rica	2025
Valuation C.C Miraflores, Oakland Place, Naranjo Mall			Guatemala	2024
Valuation of commercial assets (offices, retail, industrial)			Central America	2021 - Present
Parque Empresarial Lindora Valuation			San Jose, Costa Rica	2024
Edificio Real Sabana Valuation			San Jose, Costa Rica	2024
Condominio Sunset Heights Valuation			Guanacaste, Costa Rica	2023
El Cafetal Valuation			Heredia, Costa Rica	2023
Hylsa Valuation			Dominican Republic	2023
Auto Master Valuation			Managua, Nicaragua	2023

# RESORT RESIDENTIAL CENTRAL AMERICA

## OVERVIEW

As the appeal of Central American resort markets grows and gains global popularity, the need for precise and reliable appraisals is also increasing. LOGAN specializes in delivering expert valuation services tailored to foreign buyers, providing English-written appraisals that meet U.S. lending standards and address legal requirements, including divorces and bankruptcies.

LOGAN has extensive experience appraising luxury real estate in Central America's leading resort markets, including Costa Rica, Panama, Roatán, El Salvador, among others. These destinations are distinguished by their rich biodiversity, commitment to eco-tourism and sustainability, high-quality lifestyle, favorable foreign ownership laws, and cultural appeal.

### SERVICES

- Custom Home Valuation
- Custom Lot Valuation
- Condominium or Condo Valuation
- Fractional Home or Condo Valuation
- Branded Residences – Homes or Condos
- Tax Appraisals for Luxury Homes

### DIFFERENTIATORS

- English-Written Reports by Native English Speakers
- U.S. Appraisers
- U.S. Appraisal Certifications



### COVERAGE

- Guanacaste, Costa Rica
- Peninsula Papagayo, Costa Rica
- Tamarindo, Costa Rica
- Nosara, Costa Rica
- Puntarenas, Costa Rica
- Panama
- Roatan, Honduras
- El Salvador

### CONTACT

Costa Rica +506 4010-0565

[adminrcra@loganvaluation.com](mailto:adminrcra@loganvaluation.com)



## EXPERIENCE

### CUSTOM HOMES - LOTS

- Beachfront home - 5+ bedrooms, valuation, Tamarindo
- Golf home and lot, valuation, Puntarenas, Costa Rica
- Custom home lot, valuation, Peninsula Papagayo
- Custom home, valuation, Peninsula Papagayo
- Golf course home, valuation, San Jose
- 10 Custom home lots, valuation, Nativa
- Golf course home, Fairway Estates, Los Sueños
- Custom home – Oceanview, Pacifico Residences
- Custom villa, golf course, Reserva Conchal
- Oceanview home, Brisas, Los Sueños

### CONDOS

- Condo unit, valuation, Veranda, Los Sueños
- Condo unit – golf course, valuation, Colina, Los Sueños
- Condo unit, valuation, Veranda, Los Sueños
- Condo unit, valuation, Los Malinches, Hacienda Pinilla
- Penthouse, valuation, Jacó
- Condo unit, valuation, Reserva Conchal

### BRANDED RESIDENCES

- SFR, valuation, Ritz Carlton Reserve, Papagayo Peninsula
- Lot, valuation, Ritz Carlton Reserve, Peninsula Papagayo
- Condo, valuation, Las Terrazas, Peninsula Papagayo
- Condo, valuation, Andaz residences, Peninsula Papagayo

### DIVORCE PROCEEDINGS

- Custom home valuation, expert witness, Punta Arenas
- Custom home valuation, expert witness, Arenal
- 2 condo units, valuation, litigation support, Jaco
- Residential lot, valuation, expert witness, Tamarindo

### BANKRUPTCY VALUATIONS

- Custom home, valuation, litigation support, Jaco Beach
- Custom home, valuation, litigation support, Bocas del Toro
- Custom home, valuation, litigation support, Quepos



## REFERENCES

### JAVIER SAUMA

Presidente

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### FRANK BUSCH

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## MASTER PLANS VALUED





[www.loganvaluation.com](http://www.loganvaluation.com)

