

LOGAN

RESORT RESIDENCIAL CARIBBEAN



BRYAN L. DRAGOO
MAI, MRICS
 PRINCIPAL
 COLOMBIA, PERU, CHILE



“LOGAN establishes the valuation standard through consistency in quality and service.”

EXPERIENCE				
LOGAN	Principal	Valuation and Consulting	Colombia, Peru, Mexico, Costa Rica	2019 – Present
LOGAN	Managing Partner	Valuation and Consulting	Colombia, Peru Mexico, Costa Rica	2012 – 2019
Colliers International	Director of Valuation and Consulting	Valuation and Consulting	Colombia	2012 - 2013
Colliers International	Certified General Appraiser	Valuation and Consulting	Arizona, Nevada, New Mexico	2010 - 2012
CERTIFICATIONS				
Appraisal Institute	MAI	EEUU		2012 – Present
RICS	RICS – Valuation	UK		2012 – Present
Registro Abierto de Avaluadores	RAA	Colombia		2017 - Present
COURSES				
Leadership		RICS		2021
Sales and Negotiation		RICS		2020
General Appraiser Market Analysis & Highest and Best Use		MAI, Appraisal Inst.		2010
Advanced Income Capitalization		MAI, Appraisal Inst.		2011
Advanced Concepts & Case Studies		MAI, Appraisal Inst.		2011
General Appraiser Report Writing and Case Studies		MAI, Appraisal Inst.		2010
General Appraiser Income Approach/Part 1		MAI, Appraisal Inst.		2010
General Appraiser Income Approach/Part 2		MAI, Appraisal Inst.		2010
Business Practices and Ethics		MAI, Appraisal Inst.		2018
International Valuation Standards Overview		MAI, Appraisal Inst.		2018
General Appraiser Site Valuation and Cost Approach		MAI, Appraisal Inst.		2010
General Appraiser Sales Comparison Approach		MAI, Appraisal Inst.		2010
NOTABLE REPORTS				
Valuation of a portfolio of 140 assets including offices, Retail centers, and industrial distribution centers for financial reporting		Colombia		2023
Valuation of a portfolio of 114 assets including offices, Retail centers, and industrial distribution centers for financial reporting		Colombia		2023
Valuation of a 32-asset portfolio including residential projects and mixed-use properties throughout Latin America for financial reporting		Colombia, Peru, Mexico		2023
Valuation of a portfolio of 8 master-planned communities with residential and commercial uses for financial reporting		Colombia		2023
Appraisal of 30+ assets held within two investment funds for the purpose of M&A consolidation		Colombia		2019
Appraisal of a 15+ parcels of land that formed part of a land bank		Colombia		2016

DIANA M. TIBADUIZA, MS
CANDIDATE FOR DESIGNATION,
APPRAISAL INSTITUTE

MANAGING DIRECTOR - CARIBBEAN
HOTEL AND RESORT PRACTICE LEADER



“Quality is a result of focused
experience and knowledge.”

EXPERIENCE				
LOGAN	Managing Director	Valuation and Consulting	Caribbean	2023 - Present
LOGAN	Regional Director	Valuation and Consulting	Regional	2022
LOGAN	Subdirector of Valuation	Valuation and Consulting	Colombia	2014- 2021
CERTIFICATIONS				
General Candidate for Designation Appraisal Institute		MAI	USA	In Process
Master in financial management		EAE Business School	Spain	2020
Master in financial Consulting and Planning		Universidad Rey Juan Carlos	Spain	2020
Profesional en Mercadeo		Universidad Panamericana	Colombia	2018
COURSES				
Advanced Income Capitalization			Appraisal Institute	2023
Certification in Hotel Industry Analytics			American Hotel & Lodging Association	2023
International Valuation Standards (IVS)			Appraisal Institute	2022
Business Practices and Ethics			Appraisal Institute	2022
Certificate Hotel Valuation Software Consultant			Hotel Valuation Software	2022
Hotel Market Analysis and Valuation Software			Hotel Learning Online	2021
Appraisal Technician			Lonja de Propiedad Raíz	2021
Soft Skills- Leadership Program			EAE Business School	2020
Minor in Project Management			EAE Business School	2020
Minor in Big Data in Organizations			EAE Business School	2020
Valuation of Urban Properties			RNA	2018
NOTABLE REPORTS				
Hotel Appraisal 50+ assets			Colombia, Peru, Costa Rica, Mexico, Dominican Republic, Caribbean Islands	2025
Income Consulting Studies +10 assets			Colombia, Dominican Republic	2024 - 2025
Shopping Centers Appraisals +100 assets			Colombia, Peru, Costa Rica	2014 – 2022
Bank Branch Appraisals +100 assets			Colombia	2014 – 2022
Anchor, Inline Space, Large Surfaces Appraisals +50 assets			Colombia	2014 – 2022

RESORT RESIDENTIAL CARIBBEAN

OVERVIEW

The Caribbean's allure for resort residential real estate investors is driven by its stunning natural beauty, warm climate, and luxurious lifestyle. With its pristine beaches, upscale amenities, and favorable investment conditions, the region has seen a steady increase in demand for both housing and professional appraisals. As this demand grows, so does the need for expert appraisal services. LOGAN provides valuations for foreign buyers who need valuation reports in English that comply with U.S. regulations for loan applications and other legal procedures such as divorces, estate settlements, and bankruptcies. Timely delivery, confidentiality, and client communication are the principles that characterize us — LOGAN is the preferred appraiser for foreign buyers in the Caribbean.

SERVICES

- Single-Family Home Valuation
- Residential Lot Valuation
- Valuation of Residential Units or Vacation Apartments
- Valuation of Apartments under a Timeshare Scheme
- Valuation of Branded Residences (Homes or Apartments)
- Luxury Home Tax Declaration Valuation

DIFFERENTIATORS

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



COVERAGE

- Punta Cana
- Bahamas
- Puerto Rico
- Turks and Caicos
- British Virgin Islands
- US Virgin Islands
- Saint Maarten
- Antigua y Barbuda
- Barbados

CONTACT

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EXPERIENCE

CUSTOM HOMES - LOTS

- Beachfront house – 5+ bedrooms, Punta Cana
- Golf course house and land, Cap Cana
- Custom home lot, Casa de Campo
- Beachfront land, Punta Cana
- Sea-view house, Punta Cana
- Beachfront home, estate valuation, Cap Cana

VACATION APARTMENTS

- Residential unit, valuation, Casa de Campo
- Residential unit – golf course, valuation, Cap Cana
- Residential unit, valuation, Cap Cana
- Penthouse, valuation, Cap Cana
- Ocean-view apartment, bank valuation, Punta Cana
- Tourist apartment, comparative market analysis, Bávaro

BRANDED RESIDENCES

- Secrets, valuation, Cap Cana
- Sanctuary, valuation, Cap Cana
- Hyatt Zilara / Ziva, valuation, Punta Cana

DIVORCE PROCEEDINGS

- Custom home, judicial appraiser
- Vacation home, estate valuation for judicial process, Punta Cana Resort
- Custom home, judicial appraiser, Antigua and Barbuda

BANKRUPTCY VALUATIONS

- Custom house, valuation, litigation support, Cap Cana
- Custom house, valuation, litigation support, Casa de Campo
- Custom house, valuation, litigation support, Punta Cana Resort
- Residential land portfolio, foreclosure valuation, Cap Cana
- Home under mortgage dispute, technical analysis and valuation, Punta Cana Village
- Custom house, valuation, litigation support, Antigua and Barbuda
- Custom house, valuation, litigation support, The Bahamas



REFERENCES

GINA BONELLY

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MASTER PLANS OF UNITS VALUED





www.loganvaluation.com

