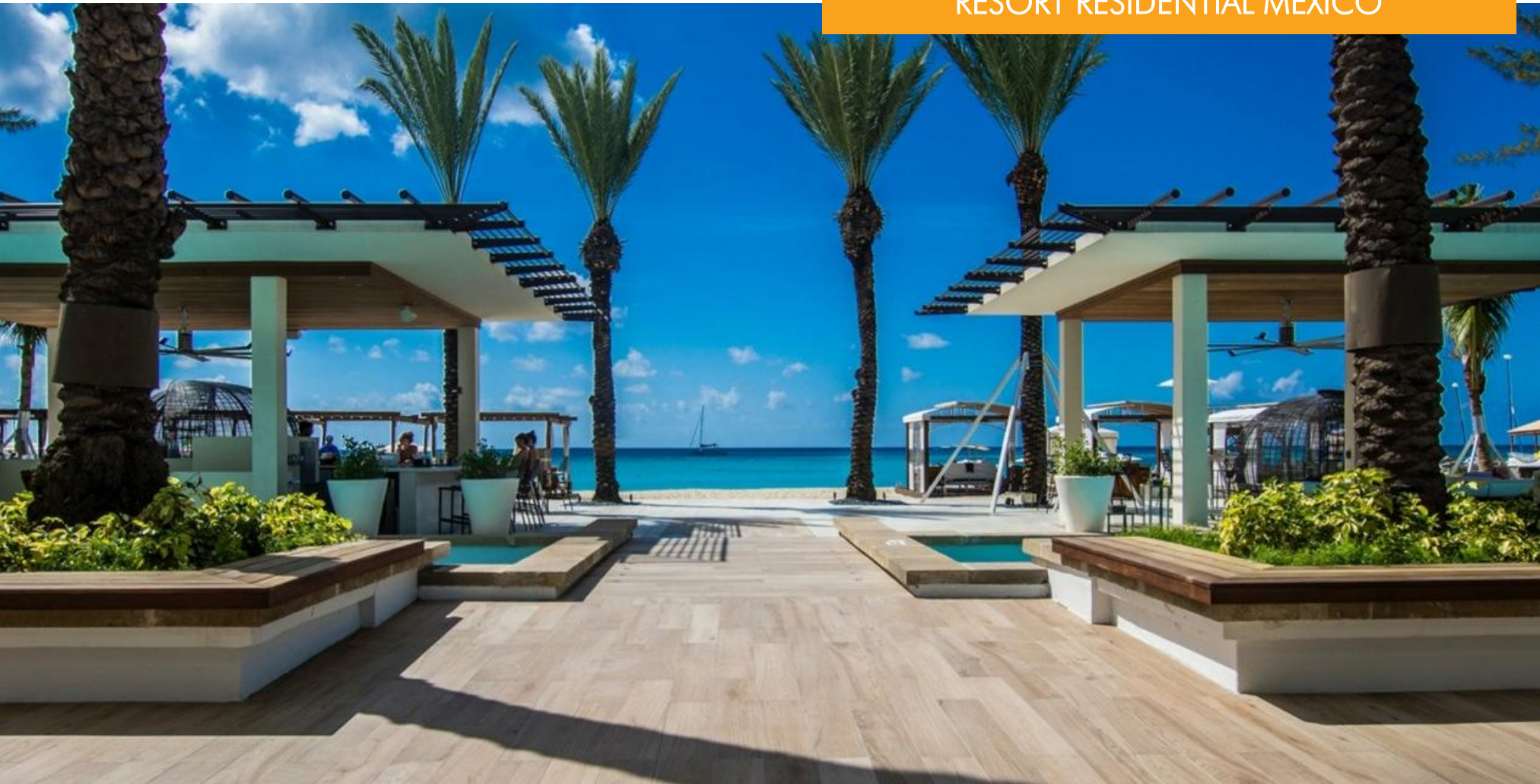


LOGAN

RESORT RESIDENTIAL MEXICO



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

ANDRÉS F. ROBAYO
CANDIDATE FOR DESIGNATION,
APPRAISAL INSTITUTE
 MANAGING DIRECTOR, MEXICO



“Methodology and market knowledge allow for LOGAN to develop appraisals throughout Latin America.”

EXPERIENCE				
LOGAN	Managing Director	Valuation and Real Estate Consulting	Mexico	2016 – Present
Urbamed	Analyst	Real Estate Consulting	Colombia	2015
COURSES				
Real Estate Valuation			Lonja Propiedad Raíz	2014
NOTABLE REPORTS				
Range of Properties – Hotels and Home Resorts			Belize	2021
Two Properties – Cabo San Lucas			Mexico	2021
Industrial appraisal Mexico City			Mexico	2021
Land valuation Tulum – residential valuation			Mexico	2021
Residential appraisal - Portfolio 5 Masterplans			Colombia	2020
Regional Portfolio of 30 assets of residential projects and mixed-use assets			Mexico, Colombia, Peru	2020
Hotel portfolio appraisal with 4 properties			Colombia	2020
Portfolio of 4 multifamily properties – IFRS NIIF appraisal Mexico			Mexico	2019
Master plan for a 50 hectares development in Cartagena			Colombia	2019
Expansion of shopping center appraisal Colombia			Colombia	2019
Medical Center valuation – hospital appraisal Colombia			Colombia	2019
Residential units valuation Cabo San Lucas			Mexico	2018
Project feasibility Multifamily Latin America			Colombia	2018
Hotel Appraisal Mexico, Property Condition Assessment Mexico			Mexico	2018
Valuation mixed-use projects and industrial appraisals Guadalajara, Mexico			Mexico	2017

RESORT RESIDENTIAL MEXICO

OVERVIEW

Demand for housing in Mexico's resort markets has grown steadily over the years — and so has the demand for appraisals. LOGAN offers valuation services tailored for foreign buyers who require English-written reports that comply with U.S. lending regulations or are needed for legal proceedings such as divorces or bankruptcies.

LOGAN has extensive experience appraising luxury real estate in Mexico's top resort markets, including Los Cabos, the Riviera Maya, and Puerto Vallarta, among others. On time, trustworthy, and responsive — LOGAN is the preferred appraiser for foreign buyers in Mexico.

SERVICES

- Custom Home Valuation
- Custom Lot Valuation
- Condominium or Condo Valuation
- Fractional Home or Condo Valuation
- Branded Residences – Homes or Condos

DIFFERENTIATORS

- English-Written Reports by Native English Speakers
- U.S. Certified Appraiser
- U.S. Appraisal Certifications
- IRS compliant reports



COVERAGE

- Los Cabos – The Corridor, San José del Cabo, East Cape
- Puerto Vallarta – Punta Mita, Litibu, Flamingos
- Riviera Maya – Cancún, Tulum, Cozumel
- Secondary Markets
 - Mazatlan, Huatulco, Puerto Escondido
- Tertiary Markets
 - Puerto Peñasco, San Felipe

CONTACT

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EXPERIENCE

CUSTOM HOMES - LOTS

- Beachfront home – 5+ bedrooms, appraisal, Palmilla
- Golf course home and lot, appraisal, Cabo del Sol
- Custom home lot, appraisal, Palmilla
- Custom home, valuation, Puerto Los Cabos
- Golf course home, valuation, Querencia
- 5 custom home lots, valuation, Diamante
- Beachfront lot, appraisal, Punta Mita
- Aldea Zama, custom home lot, Tulum
- Custom home – Oceanview, Palmilla
- Custom home – Oceanview, Diamante

CONDOS

- Condo unit, valuation, Diamante, Los Cabos, Mexico
- Condo unit, valuation, Auberge, Chileno Bay
- Condo unit, valuation, Esperanza – An Auberge Resort

BRANDED RESIDENCES

- Condo valuation, Las Ventanas – The Residences, Los Cabos
- SFR valuation, St. Regis Residences, Los Cabos
- Custom home, valuation, Ritz-Carlton Enclave, Los Cabos
- Condo – marina, appraisal, Four Seasons at Costa Palmas
- Condo – beach Club Casita, Four Seasons at Costa Palmas

DIVORCE PROCEEDINGS

- Custom home valuation, expert witness, Palmilla
- Custom home valuation, expert witness, Ciudad Mayakoba
- 3 condo units, valuation, litigation support, Los Cabos
- Condo unit, valuation, litigation support, Punta Mita
- Lots, condos, home valuations, expert witness, Jalisco

BANKRUPTCY VALUATIONS

- Custom home, valuation, litigation support, Los Cabos
- Custom home, valuation, litigation support, Puerto Vallarta
- Custom home, valuation, litigation support, Mazatlan



REFERENCES

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MASTER PLANS OF UNITS VALUED





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