

LOGAN





VALUATION AND CONSULTING SERVICES FOR
INSTITUTIONAL REAL ESTATE CLIENTS IN LATIN AMERICA

LOGAN

WHAT SETS LOGAN APART

Reliable Execution Where It Matters Most

- Senior-Level Leadership – Decades of institutional experience
- Responsive – We move at the pace of your decisions
- Consistent Results – Timely, uniform, and precise delivery

Independent, Ethical, and Trusted

- RICS-Regulated – Among the first in Latin America
- Global Certifications – MAI, RICS, and ASA designations
- No Conflicts – We provide valuation and consulting only—never brokerage
- Absolute Confidentiality – Your data and strategy stay protected

Global Standards, Local Insight

- International best practices tailored to Latin American markets
- Fully compliant in every country where we operate



PERMANENT OFFICES

COLOMBIA	MÉXICO	PERÚ	CENTROAMÉRICA	CARIBE	CHILE	VENEZUELA
Bogotá Calle 81 #11-55, Ochenta 81 Bldg. North Tower, Floor 6, Ofc. 601	México City Plaza Villa de Madrid No. 1 Floor 10, Ofc. C, Roma Norte	Lima Mayor Armando Blondet Street 217, Of. 901	San José San Rafael de Escazú, north side of Distrito 4. Amara Plaza, Ofc. 408	Santo Domingo Roble Corp. Center, Floor 7 Calle Rafael Augusto Sánchez 86	Santiago Av. El Golf 40, Floor 12 Las Condes	Barquisimeto Calle A-1, Urb. El Parque Delta Tower, Floor 6, Ofc. 6-E
			Guatemala Diagonal 6, 10-50 Zone 10. Bldg. Interamericas, North Tower, Ofc. 1601			

ASSET EXPERTISE

Our Coverage Areas

Standard Asset Types

- Industrial warehouses
- Office buildings
- Retail and shopping centers
- Hospitality and resorts
- Multifamily projects
- Residential subdivisions
- Mixed-use projects
- Hospitals and clinics
- Master-planned communities
- Land

Resort Residential Division

- Custom homes and villas
- Residential lots
- Condominiums and apartments

Specialty Asset Types

- BPO / Call centers
- Data centers
- Self-storage / Mini-storage
- Senior housing
- Embassy and government residences
- Medical centers
- Convention centers
- Terminals
- Infrastructure (ports, highways)
- Cell towers / Radio transmission
- Intangible assets
- Machinery and equipment
- Shipyards
- Marina facilities





VALUATION AND CONSULTING SERVICES

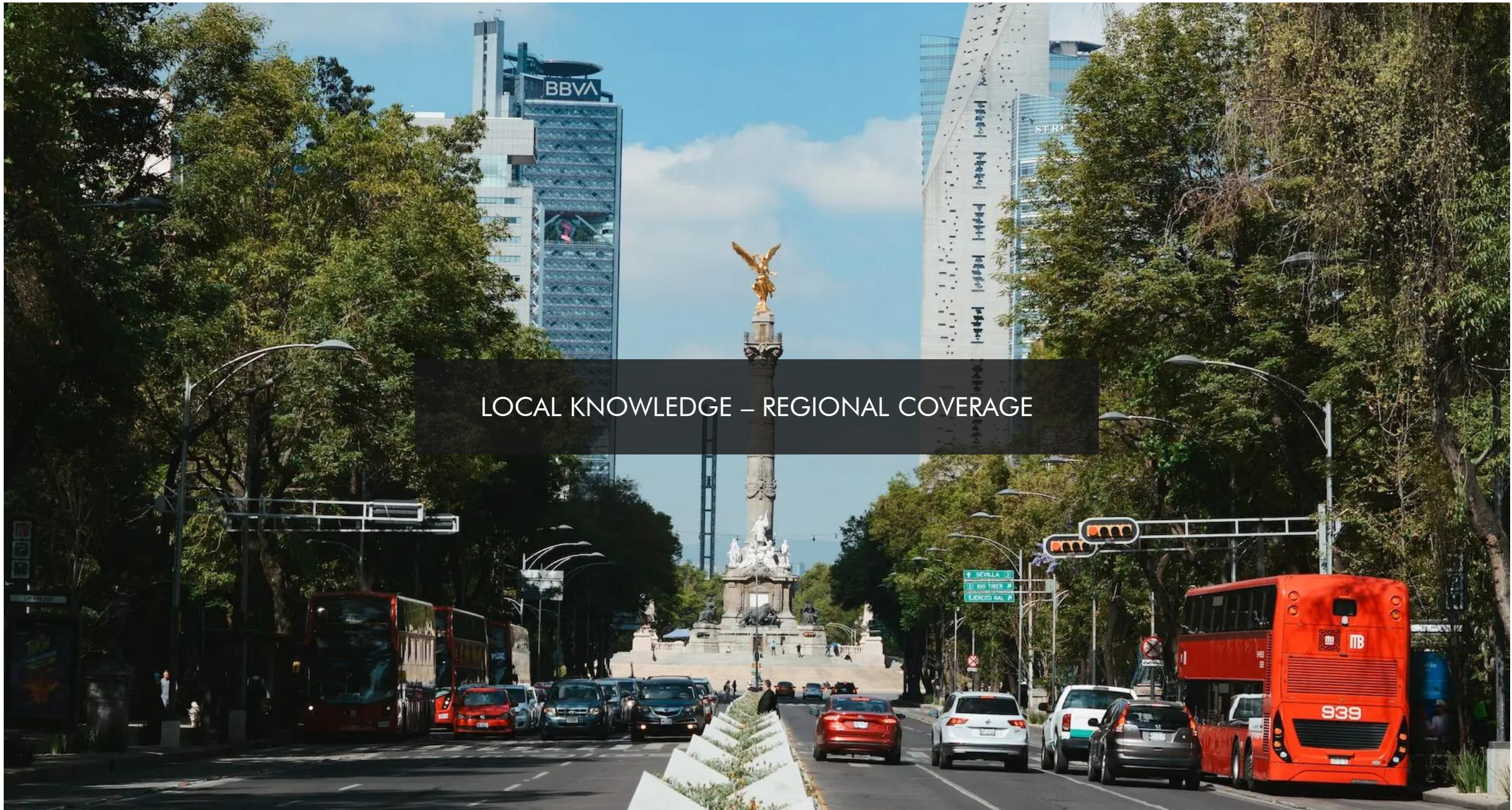
What We Deliver

Valuation Products

- Commercial Real Estate Appraisal
- Real Estate Fund Valuation
- Residential Valuation
- Letter of Value
- Machinery and Equipment Valuation
- Valuation Review (Second Opinion)
- Custom Valuation Assignment
- Short-Form CRE Valuation
- Short-Form Business Valuation
- Partial Interests & Litigation Support
- Business Valuation

Consulting & Advisory Services

- Highest and Best Use (HBU) Analysis
- Marketability & Feasibility Studies
- Market Research and Customized Studies
- Property Condition Assessment (PCA)
- Market Rent Analysis
- Environmental
 - Phase I Environmental Site Assessment (ESA)
 - Phase II Environmental Site Assessment
- ESG Services
 - GRESB / PRI Reporting
 - Asset and Portfolio Analysis
 - Building Certification (LEED, IFC Edge)



LOCAL KNOWLEDGE – REGIONAL COVERAGE

CENTRAL AMERICA

CONTACT

San Jose, Costa Rica

San Rafael de Escazú, north side of
Distrito 4. Amara Plaza,
Office 408
+506 4010 0565
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Guatemala City

Diagonal 6, 10-50 Zone 10.
Building Interamericas, North Tower,
Office 1601
+502 2294 4393
AdminCRCA@loganvaluation.com

DETAILS

MANAGEMENT

- Robert L. Dragoo, MAI MRICS
- Eng. Siany Loaiza
- Diego Rodriguez, MRICS

HEADCOUNT

- 7+ Consultants

EXPERIENCE

- 7+ years
- Multi-country coverage
- Retail, office, industrial
- Land
- Hotel, resort
- Resort residential
- Machinery and equipment
- Market consulting

CERTIFICATIONS

- Colegio de Ingenieros
- Colegio de Ciencias Económicas
- 2 MRICS
- RICS Regulated Office



CLIENTS



CIUDAD
CAYALÁ



NOTABLE ASSIGNMENTS



Mr. B Self Storage Portfolio
Guatemala, Costa Rica, El Salvador



Centro Corporativo El Cafetal
Office park, Heredia
Mercado de Valores



Shopping Center Portfolio
5 Super regional malls
Spectrum



Ciudad Cayalá Master Plan
Retail, office, residential
Grupo Cayalá



LEADERSHIP

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

DIEGO RODRÍGUEZ

MRICS

VICE PRESIDENT OF OPERATIONS
LATIN AMERICA



“Quality data in the market and the consistent application of recognized methodologies are the foundation for healthy growth in Latin America.”

EXPERIENCE				
LOGAN	VP	Operations	LATAM	2023 – Present
LOGAN	Regional director	Market Intelligence and Consulting - Operations	Colombia, Peru, Mexico, Costa Rica	2021 – 2023
LOGAN	Regional director	Consulting and market analysis	Colombia, Peru, Mexico, Costa Rica	2017 - 2021
Cushman & Wakefield	Coordinator	Consulting and market analysis	Colombia	2014 - 2017
Cushman & Wakefield	Analyst	Consulting and market analysis	Colombia	2011-2014
CERTIFICATIONS				
RICS	RICS – Research	UK		2020 – Present
COURSES				
Data Steward		Tableau		2020
Designer		Tableau		2020
Analyst		Tableau		2020
NOTABLE REPORTS				
Highest and best use analysis, land		Bogota, Colombia		2023
Marketability analysis, logistics park		Bogota, Colombia		2023
Cost analysis, residential master plan		Cartagena, Colombia		2022
Highest and best use analysis, land		Cartagena, Colombia		2022
Rents Benchmarking, Shopping Center Portfolio		Quito, Ecuador		2022
Marketability Analysis, Multifamily for rent		Bogotá, Colombia		2022
Land Appreciation Analysis		Lima, Peru		2022
Highest and best use analysis, land		Lima, Peru		2022
Rent Analysis, RE Portfolio		Various Cities, Colombia		2022
Rents Benchmarking, Commercial Master Plan		Bogota, Colombia		2022

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



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