

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

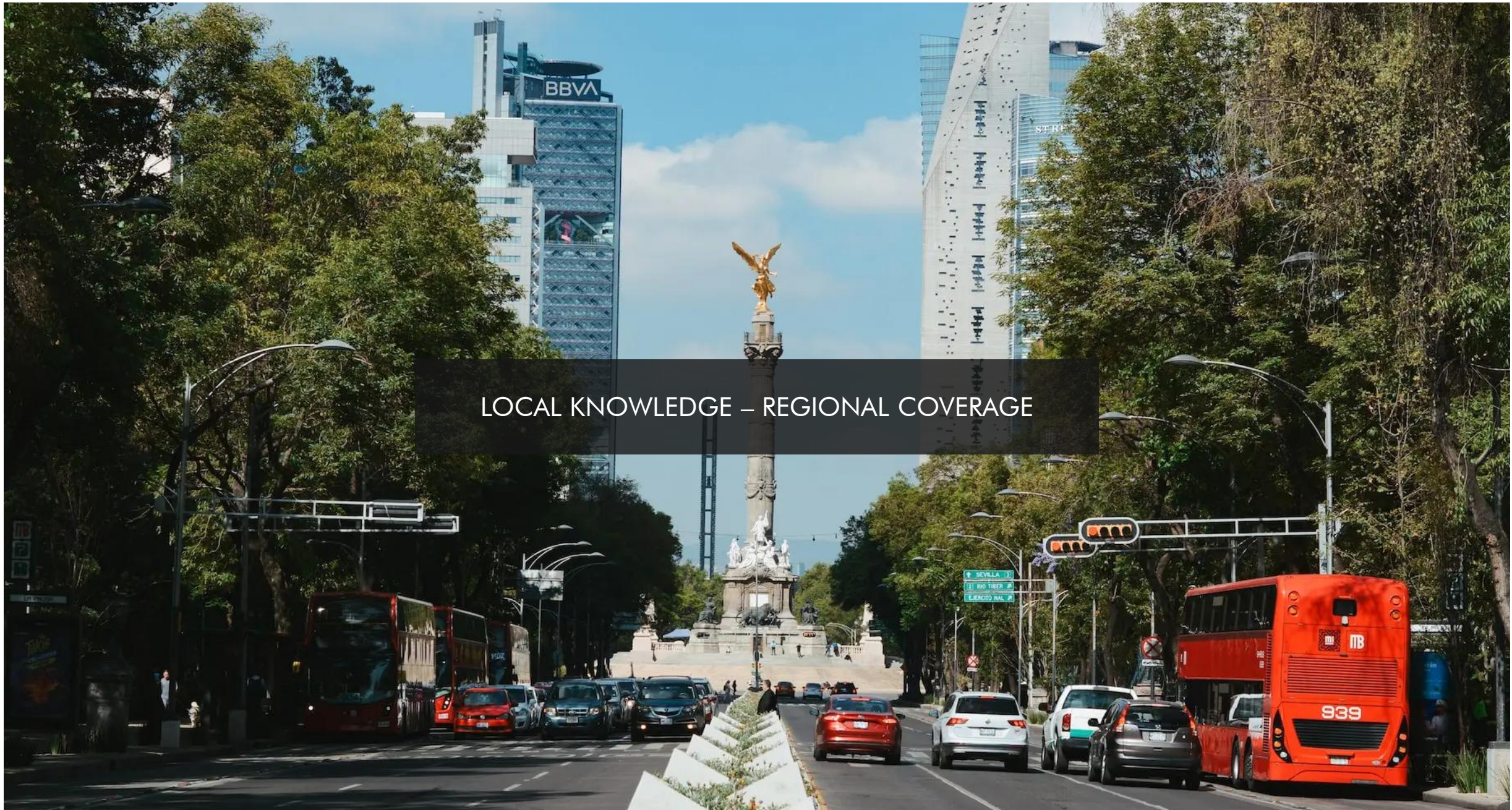
What We Deliver

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

COLOMBIA

CONTACT

Bogotá, DC

Calle 81 #11-55, Ochenta 81 Building.
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AdminCO@loganvaluation.com



DETAILS

MANAGEMENT

- Bryan L. Dragoo, MAI, MRICS
- Felipe Moreno, RAA
- Arq. Fran Moreno, RAA
- Diego Rodriguez, MRICS

HEADCOUNT

- 25+ Members

EXPERIENCE

- 14+ years
- Nationwide coverage
- 2,500+ assignments in CRE
- Retail, office, industrial
- Land, PUDs
- Residential projects
- Hotels, resorts, multifamily
- Machinery and equipment
- Market consulting
- Technical & ESG consulting

CERTIFICATIONS

- 11+ RAA
- 3 MRICS
- RICS regulated office



CLIENTS



NOTABLE ASSIGNMENTS



Portfolio of 114 Assets

Retail, office, industrial, and hotel
Credicorp Capital



Portfolio of 148 Assets

Office, retail, and industrial
PEI Asset Management



Portfolio of 12 Projects

Residential developments
TC Latin America Partners



Portfolio of 8 Assets

Super regional malls
Parque Arauco Colombia

VENEZUELA

CONTACT

Barquisimeto

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+58 0414 - 5090155
AdminVE@loganvaluation.com



DETAILS

MANAGEMENT

- Bryan L. Dragoo, MAI, MRICS
- Robert L. Dragoo, MAI MRICS
- Arq. Fran Moreno, RAA
- Diego Rodriguez, MRICS

SERVICES

- Valuation
- Consulting

EXPERIENCE

- Retail
- Office
- Industrial
- Land
- Residential projects
- Multifamily
- Hotels
- Market consulting
- Technical consulting
- ESG Consultancy

CERTIFICATIONS

- 2 MRICS
- 1 MAI
- RICS regulated office
- SOITAVE



REFERENCES

BERNARDO ASUAJE

- Attia Capital, Co-Founder & Managing Partner,
- basuaje@grupoattia.com

JORGE LIZAN

- Lizan Retail Advisors (LRA), Principal
- jorge@lizanretail.com

LUIS PULGAR

- Lenus Capital Partners, Chief Operating Officer

NOTABLE ASSIGNMENTS



Residential Unit – Duplex Apartment
Conjunto Residencial Plaza Marina
Lecherías, Edo. Anzoátegui



Residential Unit – Apartment
Conjunto Residencial Casa Caribe
Porlamar, Isla de Margarita



LatAm Logistics Industrial Park,
Logistic Properties of the Americas
Tenjo, Colombia



Portfolio of 8 Assets
Super regional malls
Parque Arauco Colombia



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

BRYAN L. DRAGOO MAI, MRICS

PRINCIPAL | MANAGING DIRECTOR
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

PAOLA RABA
CANDIDATE FOR ADMISSION RICS
 DIRECTOR OF CONSULTING LATIN AMERICA



“The best decisions are those supported by valuable information and analysis.”

EXPERIENCE				
LOGAN	Director	Consulting	Colombia, Peru, Mexico, Costa Rica	2023 – Present
LOGAN	Subdirector	Market Consulting	Colombia, Peru, Mexico, Costa Rica	2022 – 2023
LOGAN	Team Leader	Consulting and Market Research	Colombia, Peru, Mexico, Costa Rica	2021 – 2022
LOGAN	Specialist and Analyst	Consulting and Market Research	Colombia, Peru, Mexico, Costa Rica	2019 – 2021
COURSES				
RICS Candidate			RICS	In Progress
Phase I & Phase II Environmental Site Assessment Process			ASTM	2025
Real Estate Economics and Finance			London School of Economics	2024
Tableau Desktop Advanced			Tableau	2020
Power BI			Microsoft	2019
NOTABLE REPORTS				
Highest and Best Use Analysis of Resort Residential Master Plan			Dominican Republic	2025
ESG - GRESB Reporting Consultancy – Real Estate Assessment			Colombia, Peru	2024
Highest and Best Use Analysis of Jorge Chavez Int. Airport T1			Peru	2024
ESG Portfolio Real Estate Analysis			Colombia	2023
Highest and Best Use Analysis for Hotel Expansion			Mexico	2023
Highest and Best Use Study for a Vacant Office Building			Peru	2023
Highest and Best Use Study for a Thermoelectric Power Plant			Colombia	2022
Regional Industrial Rent Analysis for Logistics Operations			Colombia, Peru, Salvador, Guatemala	2022
Commercial Rent Study in Regional Shopping Centers by Effort Rates and Rent Type			Ecuador	2022
Multisectoral Supply and Demand Analysis (Offices, Retail, Industrial, Residential)			Peru	2021
Acquisition Analysis of a Portfolio from a Bank of 32 Assets			Colombia	2021

FRANEDWARD D. MORENO ARCHITECT, RAA

VALUATION DIRECTOR
COLOMBIA & VENEZUELA



ASAPROVE
asociación civil de evaluadores
profesionales venezolanos



RAA
Registro Abierto de Avaluadores



“Our commitment to excellence has driven us toward new horizons, achieving extraordinary results.”

EXPERIENCE				
LOGAN	Valuation Director	Valuation	Colombia, Venezuela	2025 – Present
LOGAN	Valuation Subdirector	Valuation and Consulting	Colombia, Venezuela	2015 – 2024
AMS	Head of Finished Works	Designs and Execution of Work	Venezuela	2015 – 2013
CONATEL	Senior Architect	Designs and Execution of Work	Venezuela	2013 – 2011
ADJKM	Junior Architect	Design and Draftsman	Venezuela	2011 – 2010
1º TALLER	Architect	Design, Draftsman and Schemer	Venezuela	2010 – 2007
CERTIFICATIONS				
Diploma in Real Estate Valuation PPVI 2023, PPVI 2023, Sociedad de Tasación de Venezuela		SOITAVE	Venezuela	2024 - Present
ESA – Phase 1 (Environmental Site Assessment)		ASTM	USA	2022
Asociación Civil de Avaluadores Profesionales Venezolanos		ASAPROVE	Venezuela	2020-Present
RAA Registro Abierto de Avaluadores, Urban Real Estate Category		RAA	Colombia	2018-Present
COURSES				
Urban Land Study in Bogotá			Lonja de Bogota	2017
Conversation “Ciudad Norte y Reserva Van Der Hammen”			Sociedad Colombiana de Avaluadores	2016
Metric Calculations and Civil Works Budget Analysis			Centecpro Caracas	2012
NOTABLE REPORTS				
Commercial Appraisal of the Atrio Master Plan Cultural Center – Phase II, Institutional Use, ARPRO			Bogota, Colombia	2024
Appraisal of the Real Estate Ensemble of the Special Management and Protection Plan (PEMP) for the Old Cartagena Club and San Francisco Cloister, declared a Cultural Heritage Site. San Francisco Investment & Four Seasons			Cartagena, Colombia	2023
Appraisal Máster Urban Plan “El Bosque” – Lagos de Torca, Yellowstone Capital Partners & Banca de Inversión Bancolombia			Bogota, Colombia	2022
Appraisal Máster Urban Plan “El Otoño” – Lagos de Torca, Yellowstone Capital Partners & Banca de Inversión Bancolombia			Bogota, Colombia	2021
Master Planned Community Residential Appraisal “Nativa Resort Condominium”, Aprisco Vastgoed			Tárcoles, Costa Rica	2021
Urban Land Appraisal – Portfolio “Master Planned Community – Serena del Mar”, Novus Civitas			Cartagena, Colombia	2020
Appraisal Partial Renovation Urban Plan “Proscenio”, Quora			Bogota, Colombia	2017 - 2020
Industrial Logistic Park Portfolio “Parque Logístico Industrial LatAm”, LatAm Logistic Properties			Bogota, Colombia San Jose, Costa Rica	2017 - 2022

JORGE E. MEDINA

RAA, EDGE

SENIOR CONSULTING
LATIN AMERICA



“The study of physical conditions and consumption is essential to promote the consolidation of more efficient properties.”

EXPERIENCE				
LOGAN	Senior Consulting	Consulting	Regional	2025 – Present
LOGAN	Subdirector	Consulting	Regional	2024 – 2025
LOGAN	Subdirector	Valuation - Technical	Regional	2023 – 2024
LOGAN	Team Leader	Valuation - Technical	Regional	2022 – 2023
LOGAN	Valuation Specialist	Valuation - Technical	Colombia	2019 – 2022
LOGAN	Valuation Analyst	Valuation - Technical	Colombia	2016 – 2019
CERTIFICATIONS				
RAA	Registro Abierto de Avaluadores (13 Categories)	Registro Abierto de Avaluadores	Colombia	2024
EDGE	Expert	International Finance Corporation		2024
	Civil Engineer	Pontificia Universidad Javeriana	Colombia	2015
COURSES				
	Phase I & Phase II Environmental Site Assessment Process		ASTM	2025
	Diploma in Project Management		Pontificia Universidad Javeriana	2018
	International Course: Advanced Characterization and Modeling of Asphalt Materials		Pontificia Universidad Javeriana	2012
	International Course on Techniques for Road Construction: From Components to Network Maintenance		Pontificia Universidad Javeriana	2012
	Project Planing and Control		Pontificia Universidad Javeriana	2012
NOTABLE REPORTS				
	Phase I Industrial Site – Industrial Park Las Ventanas		Matamoros, Mexico	2025
	ESG – Consulting GRESB Report– Real Estate Assessment		Colombia, Peru	2024
	Appraisal M&E Pharmaceutical Assets		Bogota, Colombia	2024
	Property Condition Assessment Health Properties – 17 Assets		Bogota, Colombia	2020 – 2023
	Easement Appraisal Energy Line “Parque industrial Corpac”		Bogota, Colombia	2020
	Land portfolio “Master Plan – Serena del Mar”		Cartagena, Colombia	2020
	Land “Terreno San Borja”		Lima, Peru	2019
	Parcial Plan “Renovación Urbana Proscenio”		Bogota, Colombia	2017 – 2020
	Property Condition Assessment “Hotel las Americas”		Cartagena, Colombia	2017

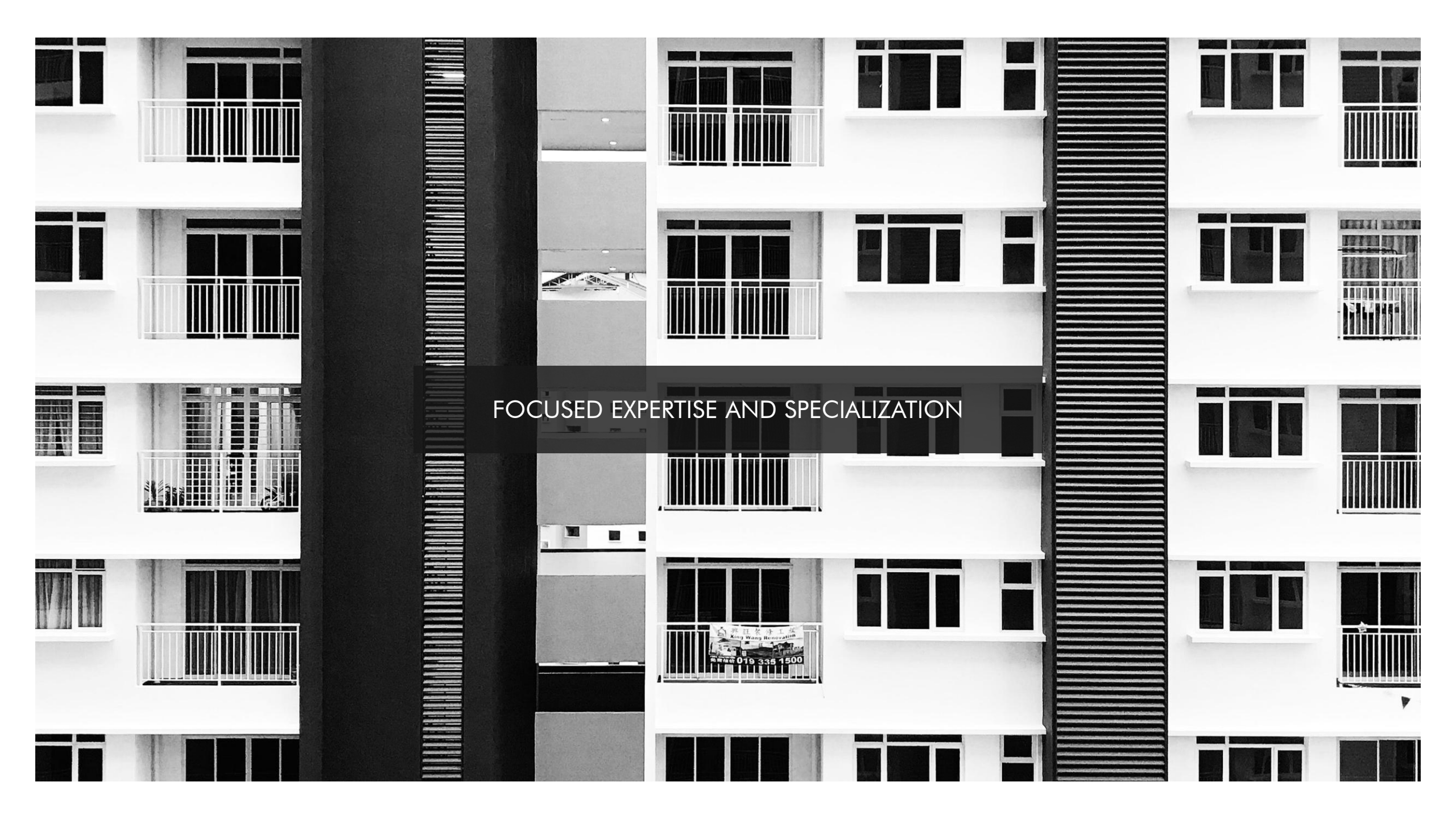
ANDRÉS ARIZA

SPECIALIST OF MARKET CONSULTING
COLOMBIA, SOUTH AMERICA



“A quality-driven and continuous improvement approach delivers better results.”

EXPERIENCE				
LOGAN	Specialist of Market Consulting	Consulting	Regional	2024 – Present
LOGAN	Valuation Analyst	Valuation	Colombia, Mexico	2023 - 2024
EVB Consultores	Engineering Auxiliary	Cost estimate, design	Colombia	2022 - 2023
Signos Arquitectura	Auxiliary of construction site documentation	Administrative support	Colombia	2019 - 2020
CERTIFICATIONS				
Civil Engineering			Universidad Nacional de Colombia	2022
IELTS Academic			EF	2017
DELFI B2			France Education International	2021
COURSES				
Investment Management in an Evolving and Volatile World			HEC Paris and AXA Investment Managers	In progress
People and Soft Skills specialization			IBM	2024
Data Analysis with Python			IBM	2022
Excel Power Tools for Data Analysis			Macquarie University	2022
Construction Finance			Columbia University	2022
Learning How to Learn			Deep Teaching Solutions	2021
NOTABLE REPORTS				
Highest and Best Use of Master Planned Community			Dominican Republic	2025
Land Use Analysis of Assets in Liquidation			Costa Rica	2025
Demand and Positioning Analysis of a Regional Shopping Center			Bogota, Colombia	2024
Management Fee Analysis for Retail Assets			Bogota, Colombia	2024
Highest and Best Use of Int. Airport Jorge Chavez T1			Lima, Peru	2024
Market Study for Industrial Assets			Colombia, Peru, Costa Rica	2023 – 2024
Valuation Reports Retail, Office, Industrial for 40+ assets			Colombia, México	2023 – 2024
Quarterly Valuation Letters for Industrial portfolio			Colombia, Peru, Costa Rica	2023 – 2024



FOCUSED EXPERTISE AND SPECIALIZATION

MARKET CONSULTING

OVERVIEW

LOGAN has a Market Consultancy (MC) division dedicated to advising clients on their investment and property management decisions, covering all real estate sectors in Latam.

Our MC team has a combined experience of over 20 years in market research and consultancy. Since 2018, they have completed more than 70 assignments for a diverse range of clients, including developers, real estate fund managers, corporate clients, and investors, among others.

The MC team stands as a subject matter expert, having developed products and methodologies that address clients' needs by providing tailored solutions to complex challenges in the real estate industry.

SERVICES

- Market and Marketability Analysis
- Highest and Best Use Analysis
- Risk Analysis
- Rent Analysis
- Customized Market Studies

COVERAGE

- Colombia
- Peru
- Central America
- Mexico
- Caribbean
- Chile
- Venezuela



Colombia	+57 (1) 467-4717	AdminCO@loganvaluation.com
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Venezuela	+58 (424) 5344823	AdminVE@loganvaluation.com



EXPERIENCE

MARKET & MARKETABILITY ANALYSES

- Lima Airport Partners, Peru
- Nader Enterprises, Dominican Republic
- Walmart, Central America
- LatAm LP, Colombia y Peru
- Isla Navidad and Manzanillo, Mexico
- Holbox Market Study and Valuation - Cancun, Mexico
- Nuevo Altata Market Study and Valuation - Sinaloa, Mexico
- Litibu Market Study - Puerto Vallarta, Mexico
- BASE PG, Colombia
- Kiruna Captial Partners, Colombia
- Sura AM, Colombia
- Constructora Colpatría, Colombia
- Fibra Latam, Colombia, Mexico

CUSTOM MARKET STUDIES

- Grand Mayan Market Study, Mexico
- Pacifico Seguros, Peru
- Urbanova, Peru
- Biomax, Colombia
- Pactia, Colombia
- Fibra Latam, Colombia
- Fondo Inmobiliario Colombia, Colombia
- Cerberus Capital Management, Colombia
- Zona Franca Pacifico, Colombia
- DK Management, Ecuador

RENT ANALYSES

- HIG Capital, Colombia, Peru, Ecuador y Central America
- Cuatrecasas, Colombia
- Fondo Inmobiliario Colombia, Colombia
- CCLA, Colombia
- Nexus Capital Partners, Colombia

OTHER ASSIGNMENTS AND CONSULTING WORK

- Yellowstone CP, Colombia
- Corpac Steel, Colombia
- Legis, Colombia
- El Colombiano, Colombia
- Unicentro Medellin, Colombia



REFERENCES

GUILLERMO ZARCO

LatAm LP, Country Manager Colombia
Industrial Developer
guillermo@latamp.co

EDUARDO TIRADO

Pacifico Seguros, Gerente de Inversiones
Insurance Group
etirado@pacifico.pe

NATALIA CAMARGO

CCLA - Multifamily Platform
natalia.camargo@cclagroup.com

CERTIFICATIONS - STANDARDS



TECHNICAL CONSULTING

OVERVIEW

LOGAN has a technical team of architects, engineers, and certified inspectors who specialize in technical studies and assessments for developers, managers, real estate funds, and builders. They provide services such as Property Condition Assessments (PCA), Phase I Environmental Site Assessments, and Machinery and Equipment valuations.

The team has delivered consulting for over 150,000 square meters of PCA across different land uses, following ASTM E2018-15 standards and complying with both international and national regulations.

Phase I Environmental Assessments follow ASTM E1527-21 guidelines to help identify environmental risks tied to land before or during development, enabling early detection.

Additionally, the team holds national certifications in Machinery and Equipment valuation, allowing for reliable appraisals of construction machinery, industrial equipment, and commercial property assets.

These services aim to reduce acquisition risks and costs, serving as a negotiation tool and supporting due diligence processes.

SERVICES

- Machinery and Equipment Appraisal
- Property Condition Assessment (PCA)
- Phase I Environmental Study
- EDGE Expert Consulting
- Construction follow-up



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Chile	+56 (2) 2485-1345	AdminCH@loganvaluation.com
Venezuela	+58 (424) 5344823	adminVE@loganvaluation.com



EXPERIENCE

Property Condition Assessments

- Fuccillo Los Cabos, Baja California Melvin Law, Mexico
- Historic Houses, PCA, Fitch, Bogota, Colombia
- Hotel Las Americas, PCA, Cartagena, Colombia
- Las Americas, Resort and Convention Center, PCA, Cartagena, Colombia
- Hotel Capilla del Mar, Full-Service Hotel, PCA, Cartagena, Colombia
- Pacific Mall, PCA, Cali, Colombia
- Hospital Universitario San Rafael, PCA, Bogota, Colombia
- Clínica Centenario, PCA, Bogota, Colombia
- Hospital Los Nevados - Full Complexity Hospital, PCA, Pereira, Colombia
- Clínica San Rafael – Full Complexity Hospital, PCA, Pereira, Colombia
- Clínica Sede Cuba, PCA, Pereira, Colombia
- Clínica Medicádiz, PCA, Ibague, Colombia
- Clínica Armenia, Edificio K16, PCA, Armenia, Colombia
- Clínica Avidanti, PCA, Manizales, Colombia
- Clínica Avidanti, PCA, Santa Marta, Colombia
- Ambassador’s Residence, New Zealand, PCA, Bogota, Colombia
- Condominium Units for Diplomats – New Zealand, PCA, Bogotá, Colombia
- Ambassador’s Residence – Ireland, PCA, Bogota, Colombia
- Hotel Tacna, M&E, FIBRA, Peru
- Parque Fabricato, Regional Shopping Center, Parque Arauco, Colombia

Phase I

- Manufacturing Facility, Ensafe, Matamoros, Tamaulipas, Mexico
- Industrial Land, Pulso Inmobiliario, State of Mexico

Machinery and Equipment

- Pharmaceutical, Siegfried, Bogota, Colombia
- Textile, Textiles Paraíso, Guatemala City, Guatemala
- Port, Puerto San Antonio, Santiago, Chile
- Pharmaceutical, Siegfried, San Salvador, El Salvador



REFERENCES

KLAUS LEDERER

Lenus Capital Partners, Legal Representative
klederer@lenuscp.com

JUAN CADENA

Colombian Healthcare Properties, Managing Director
jcadena@chpre.co

MICHAEL J. CROWLEY

Stuart Healthcare, Vice President
Michael.Crowley@steward.org

NICKI BILBROUGH

New Zealand Ministry of Foreign Affairs & Trade,
Acquisition Manager
Nicki.Bilbrought@mfat.govt.nz

CERTIFICATIONS - STANDARDS



ESG – ENVIRONMENTAL, SOCIAL, GOVERNANCE

OVERVIEW

LOGAN has a team dedicated to advising and supporting property owners, developers, managers, and investors in meeting ESG criteria, with the goal of attracting more investment and fulfilling the requirements of multinational tenants.

As a regional partner of the Global Real Estate Sustainability Benchmark (GRESB)—the most recognized and specialized global entity for ESG factors in the real estate sector—LOGAN supports its clients with both asset-level and portfolio-level diagnostics and analysis to help them achieve their sustainability objectives.

Additionally, to further support sustainability goals, LOGAN's team holds EDGE Expert certification for sustainable construction advisory. This certification enables LOGAN to assist clients in evaluating the applicability of EDGE criteria to both existing and developing assets.

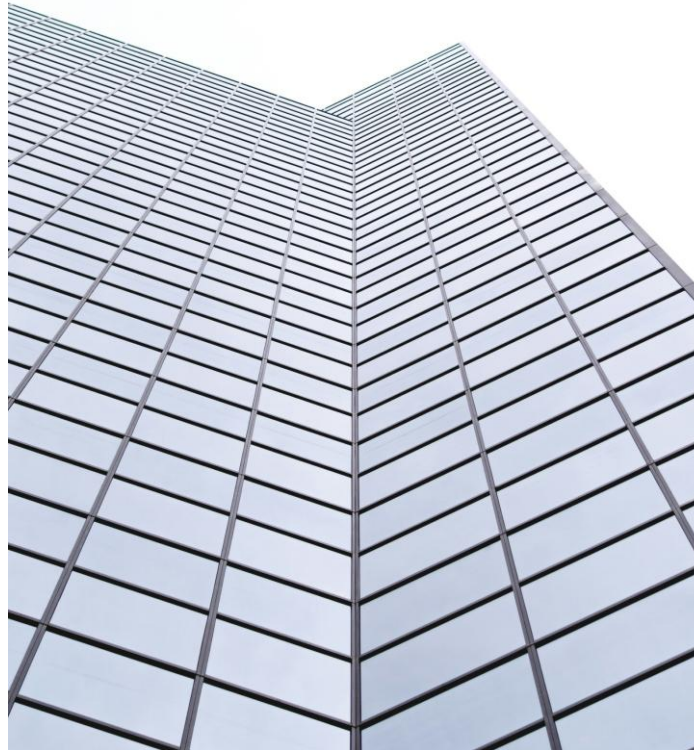
PURPOSE

Investment:

Equity and debt investors receive incentives to select issuers that seek financing based on the level of ESG factor implementation.

Multinational tenants:

Tenants with high ratings from credit agencies seek buildings that meet sustainability standards in construction, aiming to reduce their carbon footprint and occupancy-related costs. By maintaining a portfolio of certified buildings, owners can attract these tenants with solid investment-grade assets.



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SERVICES

ESG ANALYSIS

- Asset, Portfolio, and Entity-Level ESG Analysis
- ESG Analysis – Asset Level
- Rating System
- Technical Benchmarking: Energy, Water, Waste, GHG
- Evaluation of Progress, Risks, and Opportunities
- Recommendations for Improvement

ESG ANALYSIS – PORTFOLIO LEVEL

- Rating System
- Technical Benchmarking: Energy, Water, Waste, GHG
- Evaluation of Progress, Risks, and Opportunities
- Recommendations for Improvement

ESG REPORTING – GRESB, PRI

- Benchmarking and Reporting at the Portfolio and/or Entity Level
- Comparative Benchmarking with Similar Funds: Scoring and Classification
- Performance Analysis: Energy, Water, Waste, GHG
- Management Analysis and ESG Development
- Risks, Opportunities, and Recommendations

BUILDING CERTIFICATIONS – IFC EDGE, LEED

- Accompaniment to obtain EDGE certification at the asset level
- Documentation collection
- Building assessment
- Cost analysis, implementation

EXPERIENCE

ESG

- 5-Asset Portfolio, Skandia, Bogotá, Colombia
- Callao Logistics Park, LPA, Callao, Peru
- Call80 Logistics Park, LPA, Bogotá, Colombia
- Lusrín Sur Logistics Park, LPA, Bogotá, Colombia
- ESG Management Analysis, LPA, Colombia and Peru



REFERENCES

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CERTIFICATIONS - STANDARDS



HOSPITALITY

OVERVIEW

LOGAN has a long track record of working in resort and residential areas across Latin America. Bryan and Robert Dragoo initially focused on this region when they began their careers in real estate valuation in Mexico. Since then, LOGAN has expanded its operations to Mexico, Colombia, Peru, and Central America, appraising resorts, luxury and full-service hotels, limited-service hotels, as well as master-planned communities (MPCs).

Hospitality is becoming increasingly important in Latin America, particularly in the resort markets of Mexico, Costa Rica, Colombia, Dominican Republic and Caribbean Islands. LOGAN has appraised some of the most renowned hospitality chains, hotels, resorts, and MPCs in the region. These appraisals include raw land, development parcels, residential units, hotels, resorts, and condominiums.

SERVICES

- Resort Valuation
- Luxury Valuation
- Limited and Full-Service Hotel Valuation
- Hotel & Resort Market Study
- Property Condition Assessment (PCA)
- Residential Lot and Unit Valuation
- Branded Residences Valuation



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EXPERIENCE

HOTELS – RESORTS

- St. Regis Cap Cana, Valuation, Dominican Republic
- Vivid Hotel by Hilton, Valuation Dominican Republic
- Club Med Miches, Valuation, Dominican Republic
- Viajero Hostel Portfolio, valuation, Colombia
- Ibis Hotel Portfolio, valuation, Colombia
- Sofitel Baru Calablanca, valuation, Cartagena, Colombia
- InterContinental, valuation, Cartagena, Colombia
- Holiday Inn Express Portfolio, valuation, Colombia
- Decameron Portfolio, valuation, PCA, Cartagena, Colombia
- All-Inclusive Resort, 300+ Rooms, valuation, ColombiaTryp by
- Wyndham, 100+ Rooms, valuation, Colombia
- Limited-Service Hotel – Litigation, 100+ Rooms, Colombia
- Hotel Movich, valuation, Colombia
- Hotel W, valuation, Bogota, Colombia
- Las Americas, 100+ Rooms, valuation, Cartagena, Colombia
- Hotel Four Seasons, valuation, Cartagena, Colombia
- All-Inclusive Resort, 325+ Rooms, valuation, Caribbean Island
- Holiday Inn, valuation, Lima, Peru
- Hotel Sonesta, valuation, Arequipa, Peru
- Hotel Explora, valuation, Cusco, Peru
- Tulum Hotel, valuation, Mexico
- Hotel Cabo del Sol, valuation, Cabo San Lucas, Mexico
- Iguana Reef Caye, valuation, Belize
- Villa Ranguana, valuation, Placencia, Belize
- Zamas Hotel, valuation, Tulum, Mexico
- Boutique Hotel Portfolio, valuation, Mexico, Costa Rica, Belize
- Hotel Villas Riomar, valuation, Dominical, Costa Rica

TOURISTIC MASTER PLANS

- Diamante MPC Valuation of Development Pads, Los Cabos, Mexico
- Cabo Pulmo MPC Market Study and Valuation, Los Cabos, Mexico
- Serena del Mar MPC, Cartagena, Colombia
- Grupo Argos MPC Terreno, Cartagena, Colombia
- Cabo, Mexico Loreto Bay, MPC Market Study and Valuation
- Chileno Bay MPC Market Study - Cabo, Mexico
- Isla Navidad Market Study and Manzanillo, Mexico
- Holbox Market Study and Valuation - Cancun, Mexico
- Nuevo Altata Market Study - Sinaloa, Mexico
- El Cid Market Study and Valuation - Mazatlan, Mexico
- Litibu Market Study and Valuation - Puerto Vallarta
- Laguna del Mar Market Study - Puerto Peñasco, Mexico
- Grand Mayan Market Study - Puerto Peñasco, Mexico



REFERENCES

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BRANDS OF HOTELS VALUED



RESIDENTIAL PROJECTS

OVERVIEW

LOGAN has performed residential project appraisals for major residential fund managers across Latin America, including Mexico, Colombia, Peru, and Central America.

This extensive experience brings a deep understanding of valuation techniques and market dynamics, both of which are essential for comprehensive and reliable appraisals. LOGAN uses Argus Developer to model residential projects and adheres to IVS standards to ensure transparency and high-quality reporting. Market studies and lot valuations are also conducted when developments are in the feasibility stage.

SERVICES

- Project Valuation – including partial interests and waterfall analysis
- Land Valuation
- Single-Unit Valuation
- Market Study

COVERAGE

- Colombia
- Peru
- Central America
- Mexico
- Caribbean
- Chile
- Venezuela



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EXPERIENCE

RESIDENTIAL AND MIXED-USE PROJECTS

- Zentral, Guadalajara, Mexico
- Mineral de la Reforma, Mexico
- Cadiz, CDMX, Mexico
- Alameda, CDMX, Mexico
- Amira, Queretaro, Mexico
- Amani, Puebla, Mexico
- Santa Elvira, Chiclayo, Peru
- Barranco II, Lima, Peru
- Jardines del Palacio, Arequipa, Peru
- Vucetich, Arequipa, Peru
- Paseo Central, Arequipa, Peru
- La Riviera, Medellin, Colombia
- Marbella, Jamundi, Colombia
- Asturias, Cartagena, Colombia
- Primitiva, La Estrella, Colombia
- Reserva de Oporto, Cali, Colombia
- Primavera, Cajica, Colombia
- Boreal, Bogota, Colombia
- Ciudad Jardín, La Estrella, Colombia
- San Sebastian, Cartagena, Colombia

MASTER PLANNED COMMUNITIES

- Parque Heredia, Cartagena, Colombia
- Hacienda Fontanar, Chia, Colombia
- La Felicidad, Bogota, Colombia
- Las Palmas, Ricaurte, Colombia
- Otoño, Bogota, Colombia
- Hacienda Los Sauces, Madrid, Colombia
- Alejandria, Bogota, Colombia
- Serena del Mar, Cartagena, Colombia
- Parques del Callao, Lima, Peru
- Magna Haus, Lima, Peru
- Mirador de la Cienega, Barranquilla, Colombia



REFERENCES

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SOFTWARE



HEALTHCARE

OVERVIEW

In recent years, the healthcare sector in Latin America has been dynamic, with the creation of investment vehicles to manage, construct, and renovate healthcare real estate. A rising middle class has generated new demand that operators intend to meet.

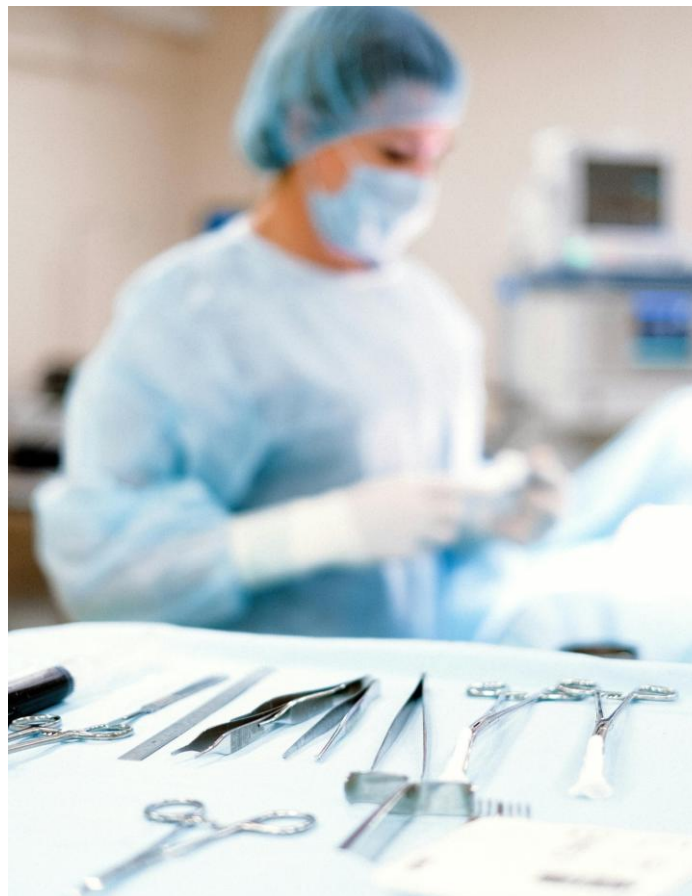
LOGAN has provided valuation and consulting services for the adaptation, development, acquisition, and sale of properties in the healthcare sector, establishing itself as a leader in institutional-level healthcare valuation. We deliver accurate information through each valuation approach and specialize in various healthcare property subtypes.

SERVICES

- Valuation of Medical Centers and Hospitals
- Valuation of Medical Center Developments (expansions, new developments, indebtedness, and shareholdings)
- Property Condition Assessment (PCA)

COVERAGE

- Colombia
- Peru
- Central America
- Mexico
- Caribbean
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EXPERIENCE

HOSPITALS AND CLINICS

- Hospital Center Serena del Mar, valuation, Cartagena, Colombia
- Avidanti Manizales, primary care hospital, valuation, Colombia
- Oncomedica Clinic, valuation, Monteria, Colombia
- Alta Complejidad del Caribe Clinic, valuation, Valledupar, Colombia
- Avidanti Santa Marta, valuation, Colombia
- Avidanti Ibague, valuation, Colombia
- San Rafael University Hospital, valuation, Bogota, Colombia
- San Rafael Megacentro Clinic, valuation, Pereira, Colombia
- Avidanti Armenia, valuation, Colombia
- Avidanti Soacha, valuation, Colombia
- Medicadiz Clinic, valuation, Ibague, Colombia
- CIMA Hospital, valuation, Monterrey, Mexico
- CIMA Hospital, valuation, Hermosillo, Mexico
- Hospital Ángeles, valuation, Mexico City, Mexico

MEDICAL CENTERS

- 15 Sanitas Medical Centers, valuation, various cities within Colombia
- Colsubsidio Medical Center, valuation, Tunja, Colombia
- Clinica Colombia Consulting Rooms, valuation, Bogota, Colombia

PROPERTY CONDITION ASSESSMENT (PCA)

- Centenario Clinic, PCA, Bogota, Colombia
- San Rafael University Hospital, PCA, Bogota, Colombia
- Los Nevados Clinic, PCA, Pereira, Colombia
- Fundación Cardiovascular Clinic, PCA, Bogota, Colombia
- Reina Victoria Clinic, PCA, Popayan, Colombia



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BRANDS – OPERATORS OF ASSETS





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