

BACKGROUND AND QUALIFICATIONS

C.A. CARDENAS, MAI

ACADEMIC BACKGROUND

California State University, Fullerton
Bachelor of Arts Degree

Completed courses include (Appraisal Institute and former AIREA):

- Basic Valuation Procedures
- Real Estate Appraisal Principles
- Standards of Professional Practice
- Valuation Analysis and Report Writing
- Case Studies in Real Estate Valuation
- Capitalization Theory and Techniques – Part I
- Capitalization Theory and Techniques – Part II
- Capitalization Theory and Techniques – Part III
- Elective: Residential Valuation
 - Passing grade on Comprehensive Examination and Income Property Demonstration Report

Numerous seminars relating to real estate, including:

- Capitalization and Discount Rates
- Appraising Mini-Storage Warehouses
- Valuation Under Federal Regulations
- Subdivision Seminar
- Discounted Cash Flow – A Case Study
- Shopping Center Seminar
- Status of the Capital Markets
- Persuasive Writing in Appraisals
- Litigation Seminar

University of Southern California – Extension

- Real Estate Principles
- Real Estate Practice
- Real Estate Economics
- Real Estate Finance
- Real Estate Appraisal
- Real Estate Legal Aspects

(Former) Society of Real Estate Appraisers

- Course 101 – Principles of Real Estate Valuation
- Course 102 – Applied Real Property Valuation

CREDENTIALS AND LICENSES

Certified General Real Estate Appraiser – State of California

- License Number AG007920 / Expires June 4, 2015

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Licensed Broker – State of California Department of Real Estate

- License Number 00692343 / Expires April 3, 2015

Community Colleges Instructor Credential

- Real Estate

Expert Witness – Federal Superior Courts

- Los Angeles County
- Shoreline County
- San Bernardino and Riverside Counties

- Bankruptcy Courts
Southern District of California
Central District of North Carolina

PROFESSIONAL AFFILIATIONS

Appraisal Institute

- MAI Member – Certificate Number 7384
Currently Certified

Appraisal Institute Committee Assignments

- Southern California Chapter Board of Directors
Assistant Secretary – 1995
- Admissions Committee – Southern California Chapter
Chairperson 1990–1993
- National Experience Subcommittee
Member 1993–2000
- Review and Counseling Committee
Southwest Region 1995–1998

PROFESSIONAL HISTORY

Since October 2001: President, MetroWest Realty Consultants, Inc.

Investment real estate research, consulting and valuation firm. Assignments include a variety of complex properties including apartment developments, shopping centers, industrial buildings, professional and medical office buildings, and commercial and residential land. Clients include Institutional Investors and Lenders, Conduits, Developers, Governmental Agencies, Law Firms, Title Insurance Companies, Brokerage Firms and other entities involved in investment real estate activities.

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During the past 30 years, Mr. Cardenas has participated in the valuation of over 3,000 properties. The overwhelming majority have been narrative reports.

August 1983 to October 2001: Principal, Cardenas & Cardenas, Inc. and its successor Cardenas, Montgomery & Wilson, Inc.

Valuation and consulting services for institutional lenders, pension funds, governmental agencies, developers and investors involving syndication, mortgage lending, feasibility analysis, condemnation and other purposes. Oversee and manage a staff of analysts specializing in the valuation of proposed and existing commercial, industrial and residential income properties.

May 1979 to August 1983: Analyst, Locke Land Services Incorporated

Primarily responsible for gathering market data and the verification process. Aided in formulating market value estimates on numerous city redevelopment projects including downtown Long Beach, Costa Mesa, La Puente, El Monte, Pasadena and many other cities. Also assisted in the valuation of easement rights, and partial interests.

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