

**ENG. MIGDOEL RODRÍGUEZ, MAI, SRA, PE, MBA
GCA 201, EPA 646, FHA PR62CR, VA 0028, PE 6447**

NAME: Migdoel Rodríguez, MAI, SRA, BSIE, PE, MBA
EPA 646, GCA 201, FHA 62, VA 0028

EDUCATION: University of Puerto Rico (RUM Mayagüez) 1971
Bachelor in Sciences in Industrial Engineering University
of Puerto Rico (Río Piedras)
1981 - Master in Business Administration

LICENSING: Certified Real Estate Appraiser
Licenses EPA 646, GCA 201
General Certified Appraiser

Licensed Real Estate Broker
License No. 04751

Licensed Professional Engineer
License No. 6447

DESIGNATIONS: MAI
Appraisal Institute
September 2011

SRA
Appraisal Institute
June 2007

REAL ESTATE COURSES AND SEMINARS

Real Estate Appraising
Instituto de Evaluadores de Puerto Rico
1990

*Real Estate Brokerage Laws and
Practices In Puerto Rico*
TIRI - Guaynabo, Puerto Rico
1990

Property Condemnation
Instituto de Evaluadores de Puerto Rico
1991

Analyzing and Recasting Financial Statements
International Business Brokerage Association
Concord, Massachusetts, 1990

*Mathematics For Appraisers: Appraising
Income Producing Properties*
Instituto de Evaluadores de Puerto Rico
*Uniform Standards of Professional
Appraisal Practice*
Instituto de Evaluadores de Puerto Rico
1995

Principles of Business Valuation
International Business Brokerage Association
Concord, Massachusetts, 1990 1991
Valoración de Derechos Reales
Instituto de Evaluadores de Puerto Rico
1995

The Valuation of Office Buildings
The Appraisal Institute
San Juan, Puerto Rico, 1995

Mathematics For Appraisers.
Eng. Gilberto Padilla Academy
2002

Property Condemnation-Cont. Education
Instituto de Evaluadores de PR
2002

Real Estate Brokerage-Cont. Education.
Alberto Hernández Real Estate Academy
2002

Real Estate Contracts
Real Estate Education Center
2002

The "CRIM"
Alberto Hernández Real Estate

Appraisal of Local Retail Properties
The Appraisal Institute
San Juan, Puerto Rico, 2003

Fannie Mae
Property Appraisal Update
October 2003
San Juan, Puerto Rico

Standard 3 & USPAP.
RETO, P.S.C
November, 2003, San Juan, PR

Valuations of Hotels In Puerto Rico
The Appraisal Institute
San Juan, Puerto Rico, 2004

20 Common Appraisal Errors
The Appraisal Institute
San Juan, Puerto Rico, April, 2004

Tasación A Los Fines de Expropiación
Forzosa
Eng. G. Padilla Academy
September, 2004

The Professional's Guide To the URAR
New Fannie Mae URAR Forms
Appraisal Institute-PR Chapter
June, 2005

Seminario Sobre Nuevas Relaciones
Appraisal Institute
September, 2005

Online 7 Hours National USPAP
Equivalent Course
Appraisal Institute
December, 2005

Real Estate Market Trends
Symposium
Appraisal Institute
June, 2006

Mapas Catastrales en Puerto Rico
Instituto de Evaluadores de PR
2002

Subdivision Analysis
The Appraisal Institute
San Juan, Puerto Rico, 2002

15 Hours National USPAP Course
The Appraisal Institute
San Juan, Puerto Rico, 2003

Advanced Residential Form and Narrative
Report Writing
The Appraisal Institute
Philadelphia, USA, 2003

Standards of Professional Practice, Part B
The Appraisal Institute
December, 2003, On Line

Residential Demonstration Appraisal
Report Writing,
The Appraisal Institute
September, 2004

Convincing Residential Appraisals
The Appraisal Institute
April, 2004

The Commercial Cost Approach,
Appraisal Institute/Marshall & Swift
June, 2005
Certified Marshall & Swift Appraiser

The Residential Cost Approach
Appraisal Institute/Marshall & Swift
July, 2005
Certified Marshall & Swift Appraiser

Residential Design & Functional Utility
Appraisal Institute
October, 2005

Residential Market Analysis and Highest and
Best Use
Appraisal Institute
May, 2006

Advanced Residential Applications & Case
Studies, Part I
Appraisal Institute
September, 2006

*Advanced Residential Report
Writing, Part II*
Appraisal Institute
September, 2006

*Online 7 Hours National USPAP Equivalent
Course*
Appraisal Institute
October, 2006

Home Inspection for Engineers-62 Hours
Certified by the "Colegio de Ingenieros
y Agrimensores de PR"
San Juan, Puerto Rico
May, 2007

FHA Guidelines
HUD, Puerto Rico Office
April, 2007

Advance Income Capitalization
Appraisal Institute
August, 2007

*General Market Analysis &
and Highest and Best Use*
Appraisal Institute
September, 2007

Advance Sales and Cost Approaches
Appraisal Institute
October, 2007

Advance Applications
Appraisal Institute
November, 2007

Report Writing and Valuation Analysis
Appraisal Institute
January, 2008

General Comprehensive Examination
Passing Grade on All Modules, Appraisal Inst.
July 2008

The New Residential Market Conditions
Appraisal Institute
February, 2009

FHA Appraisal Training
US Department of HUD
May, 2009

An Introduction to Valuing Green Bldgs.
Appraisal Institute
June, 2009

VA Fee Appraiser Annual Training
Department of Veterans Affairs
May, 2009

*Commercial Appraisal Engagement and
Review*, Appraisal Institute
December 11, 2009

Eminent Domain and Condemnation
Appraisal Institute
May 11, 2010

*Appraisal Institute
Award of 4,500 of General Experience
toward MAI Designation*
May, 2010

*The Uniform Appraisal Dataset from Fannie Mae
and Freddie Mac*
Appraisal Institute
June, 2011

*The Lending World in Crisis – What Clients
Need Their Appraisers to Know Today*
Appraisal Institute
May, 2011

MAI Designation
Appraisal Institute
September, 2011

*Analyzing Tenant Credit Risk and Commercial
Lease Analysis*
Appraisal Institute
December, 2011

National USPAP
Appraisal Institute
August, 2012

*Fundamentals of Separating Real Property,
Personal Property,
and Intangible Business Assets*
Appraisal Institute

General Appraiser Sales Comparison
Appraisal Institute
August, 2012

September, 2012

*General Appraiser Site Valuation &
Cost Approach in San Juan, PR*
Appraisal Institute
September, 2012

Business Practices and Ethics
Appraisal Institute
November, 2012

FHA Appraiser Training
US Department of Housing and
Urban Development
June, 2013

General Certificate of Attendance
Appraisal Institute
October, 2013

2014-2015 National USPAP Update
Instituto de Evaluadores de PR
August, 2014

*Quantitative Analysis
(Instructor Audit)*
Appraisal Institute
January, 2015

*Supervisory Appraiser/
Trainee Appraiser Course*
Appraisal Institute
July, 2015

*Advanced Spreadsheet Modeling
for Valuation Applications*
Appraisal Institute
April, 2016

*Uso y Manejo del Mapa Interactivo
de Puerto Rico*
Instituto de Evaluadores de PR
April, 2016

*Residential Applications: Using Technology
to Measure and Support Assignment Results*
Appraisal Institute
June, 2017

Online Business Practices and Ethics
Appraisal Institute
December, 2017

*Appraising the Appraisal:
Appraisal Review-General*
Appraisal Institute
October, 2012

Practical Regression Using Microsoft Excel
Appraisal Institute
March, 2013

Real Estate Finance Statistics and Val. Modeling
Appraisal Institute
July, 2013

Leyes y Reglamentos
Instituto de Evaluadores de PR
August, 2014

*Application / Interpretation of Simple
Linear Regression*
Appraisal Institute
November, 2014

*Qualitative Analysis in the
Sales Comparison Approach
(Designing and Teaching of this Seminar)*
Appraisal Institute
March, 2015

*Subdivision Valuation: A Comprehensive
Guide to Valuing Improved Subdivisions*
Appraisal Institute
October, 2015

*FHA Appraising for Valuation Professionals:
FHA Single Family Housing Appraisal
Requirements*
Appraisal Institute
April, 2016

2016-2017 National USPAP Update Course
Instituto de Evaluadores de PR
July, 2016

*Residential Applications Part 2: Using
Technology to Measure and Support Results*
Appraisal Institute
June, 2017

2018-2019 Hour National USPAP Update Course
Appraisal Institute
March, 2018

*Leyes y Reglamentos que rigen la profesión
De Evaluadores Profesionales de Bienes Raíces*
Instituto de Evaluadores de PR
May, 2018

FHA Credit Appraiser Training
USDHUD
May, 2019

*Ignorance Isn't Bliss: Understanding
An Investigation by a State Appraiser
Regulatory Board or Agency*
Appraisal Institute
February, 2020

2020-2021 National USPAP
Instituto de Evaluadores de PR
August, 2020

*Introduction to Data Analysis
Using Excel*
Coursera-Rice University
August 5, 2021

2021-2022 National USPAP
Instituto de Evaluadores de PR
January 2022

Liner Regression for Business Statistics
Coursera-Rice University
April 5, 2022

Business Practices and Ethics (online)
Appraisal Institute
June 31, 2022

*Herramientas del Catastro Digital
Y sus Orígenes*
School of Appraisal Management, Inc
June 30, 2023

2024-2025 National USPAP
Instituto de Evaluadores de PR
February 9, 2024

Understanding Machine Learning
Datacamp
April 2, 2024

*Integración de la Inteligencia Artificial
en la tasación de Bienes Raíces*
Instituto de Evaluadores de PR
April 26, 2024

Residential and Commercial Valuation of Solar
Appraisal Institute, San Juan, PR
March 21-22, 2019

2020-2021 National USPAP Update Course
Instituto de Evaluadores de PR
November, 2019

*How Tenants create or destroy value: Leasehold
Valuation and its Impact on Value*
Appraisal Institute
February, 2020

Propiedades Estigmatizadas y Contaminadas
Instituto de Evaluadores de PR
December, 2020

Quantitative Analysis
Appraisal Institute
October 4, 2021

2022-2023 National USPAP
Instituto de Evaluadores de PR
January 2022

*Leyes y Reglamentos que rigen
la profesión de Evaluadores
Profesionales de Bienes Raíces*
Instituto de Evaluadores de PR
May 2, 2022

Enmiendas a la ley 10- Parte I
Career Real Estate College
January 25, 2023

ChatGPT Advanced Data Analysis
Coursera-Vanderbilt University
November 23, 2023

Introduction to ChatGPT
Datacamp
March 22, 2024

Introduction to Python
Datacamp
April 3, 2024

Intermediate Python
Datacamp
June 16, 2024

PROFESSIONAL ASSOCIATIONS

The Appraisal Institute
Chicago, Ill., USA
SRA Designation

College of Engineers and Surveyors
Hato Rey, Puerto Rico

Institute of Industrial Engineers
Norcross, Georgia, US

RECOGNITIONS

Manager of the Year
Service Sector - 1988
Puerto Rico, Manufacturers Association

Distinguished Industrial Engineer Year 2000
College of Engineers and Surveyors of PR (CIAPR)

PROFESSOR/INSTRUCTOR EXPERIENCE

University of Puerto Rico
Department of Managerial Development
Instructor: Mathematics for Appraisers
1994 – 1995

Polytechnic University of PR
Adjunct Professor
Industrial Engineering Department
1992 – 1994

University of Puerto Rico
Graduate School of Business Administration
Adjunct Professor
Course: Operations Management
Course: Facilities Layout

Inter American University of PR
Graduate School of Business Adm.
Adjunct Professor
Course: Operations Management
2000

Real Estate Education Center
Instructor
Principles of Real Estate Appraising
for Real Estate Brokers (Residential
and Commercial)
2002-Present

Caguas Board Of Realtors
Instructor
Principles of Real Estate Appraising
for Real Estate Brokers
March 2007

Real Estate Education Center, Instructor
How to Buy, Repair and Sell for Profit
2009-Present

Appraisal Institute
Basic Appraisal Principles
Basic Appraisal Procedures
Instructor-2011

Appraisal Institute
General Appraiser Sales Comparison Approach
Associate Instructor
August 2012

Appraisal Institute
General Appraiser Site Valuation
and Cost Approach
Associate Instructor
September 2012

Appraisal Institute
Practical Regression Using Microsoft Excel
Associate Instructor
April 2013

Appraisal Institute
Real Estate Finance Statistics and
Valuation Modeling
Associate Instructor
July 2013

Appraisal Institute

Appraisal Institute

Application & Interpretation of Simple Linear
Regression, Associate Instructor
November 2014

Quantitative Analysis (MAI Course)
Instructor
February 2015

APPRAISAL EXPERIENCE

Canino, Romaguera & Associates
Residential and Commercial Properties
May - June, 1995

José Quijano & Associates
Certified Real Estate Appraisers
December, 1995

Eng. Migdoel Rodríguez & Associates
Real Estate Appraisers & Engineers
June 1995- 1997

Eng. José L. Henríquez and Assoc.
Certified Real Estate Appraisers
2002

Appraisal Advisors Group
Real Estate Appraisers
May 2002-Present

APPROVED APPRAISER FOR:

- Asociación de Empleados del ELA
- Banco Cooperativo de Puerto Rico
- Banco de Desarrollo Centro Oriental
- Banco Santander de Puerto Rico
- Compañía de Fomento Industrial de PR
- Cooperativa A/C De Aguas Buenas
- Cooperativa A/C De Arecibo
- Cooperativa A/C De Caguas
- Cooperativa A/C De Guaynabo
- Cooperativa A/C Del Valenciano
- Cooperativa A/C De Vega Alta
- Cooperativa A/C De Yauco
- Cooperativa A/C Oriental
- Cooperativa A/C Jesús Obrero
- FHA (HUD) (PR62CR)
- First Mortgage
- First Bank
- HR Mortgage Bankers
- JR Mortgage
- Latin American Financial
- MGIC
- Multiples Mortgage Corp.
- Oriental Bank
- Puerto Rico Farm Credit
- Puerto Rico Federal Credit Union
- Rendón Mortgage Bankers
- Transcontinental Valuations, Inc.
- The Lending Center
- Top Mortgage
- Valued Veterans
- Veterans Administration (VA)