

Valentin Flores

Managing Director, MAI, MRICS, ASA



KPMG LLP
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Function and specialization

Specializing in real estate and equipment valuation & consulting.

Education, licenses and certifications

- B.S. in Finance and Real Estate from Villanova University
- MAI Designation – Appraisal Institute
- Member (MRICS), The Royal Institute of Chartered Surveyors (RICS)
- Accredited Senior Appraiser (ASA), Real Property, and Machinery & Technical Specialties
- NY, NJ, CT, MA, WI, MN, NE Certified General Appraiser

Background

- Val is a managing director in KPMG LLP's Economic & Valuation Services (EVS) practice with fourteen years of real estate and equipment valuation & consulting experience. Val provides valuations for various financial reporting and tax purposes, as well as reviewing third-party appraisals and internal valuations for audit clients. Val works with large and middle-market multinational clients across a range of industries. Val serves various technical roles, which includes being a member of the real estate model development team, preparer/presenter of content for valuation/audit technical trainings, and an audit quality reviewer.

Professional and industry experience

- Has performed real estate and equipment valuations in compliance with Accounting Standard Codifications Topics 805, 840, 842, 350, and 360
- Has performed USPAP compliant appraisal reports and restricted appraisal reports for office, retail, industrial, hotels, apartment, senior living, and development land
- Has performed FIRPTA (Foreign Investment in Real Property Tax Act) analyses for foreign owned corporations
- Has performed feasibility and highest & best use analyses for various property types
- Has performed various consulting and advisory projects which include, but are not limited to the following: sale lease back analyses, and buy versus lease analyses
- Has performed business combination valuations for companies in various industries, which includes owned real property, machinery & equipment, and leasehold interests
- Valuation of real estate properties in all major asset classes and many specialist asset classes including, but not limited to the following: office, retail, industrial, hotels, apartment, senior living, development land, landfills, airports and infrastructure assets