



José A. Rodríguez Martínez, SRA, AI-RRS

Real Estate Appraiser & Reviewer Consultant

Apt. 303 Villas de Parque Escorial

Carolina, PR 00987

787-579-4079 * epa938@gmail.com 

Valuation of High Performance Green Buildings

Professional Profile

Real Estate Valuation, Reviewer Consultant & Green Advisor

License 938 EPA, Certification 116 CR

Home Quality Inspector, CHQI 05-690





JOSE A. RODRIGUEZ MARTINEZ, SRA, AI-RRS

Business Address

303 Villas de Parque Escorial
Carolina, PR. 00987
Phone: 787-579-4079
E-mail: epa938@gmail.com.

Type of Business

Real Estate Valuations, Reviewer Consultant, Green Advisor & Litigation Support

Education

BA Arts – Mayor Social Work “*Summa Cum Laude*”
University of the East
Carolina, PR. (1996)

Valuation of High Performance Green Buildings
Professional Development Program
Appraisal Institute, Chicago, IL

Home Quality Inspector
Turabo University
Caguas, PR (2005)

Licenses / Certifications

Authorized Professional Appraiser
License No. 938 EPA
Real Estate Appraiser Board, Puerto Rico

State Certified Residential Appraiser
Certificate No. 116 CR
Real Estate Appraiser Board, Puerto Rico

Certified Home Quality Inspector
Certificate No. 05-690
Turabo University, Caguas, Puerto Rico

Professional Affiliations

Appraisal Institute – Designated Member - SRA, AI-RRS
Caribbean Chapter, San Juan, Puerto Rico

Mortgage Loan Officers Association of Puerto Rico
San Juan, Puerto Rico

US Green Building Council, Caribbean Chapter
San Juan, Puerto Rico



Education

08/2016 - Puerto Rico Law and Regulations for Appraisers. Instituto de Evaluadores. San Juan, PR
 06/2016 - Registry of Properties in Puerto Rico – Mortgage Loan Officers Association, Inc. San Juan, PR.
 04/2016 – Appraisal Techniques in a Declining Economy, PR – Appraisal Institute, San Juan, PR.
 04/2016 – Advance Spreadsheet Modeling. Appraisal Institute, San Juan PR.
 03/2016 – FHA Appraising for Valuation Professionals. Appraisal Institute, San Juan, PR.
 02/2016 – 7-Hour National USPAP Update Course. Appraisal Institute. San Juan, PR.
 02/2016 – Business Practices and Ethics. Appraisal Institute. San Juan, PR.
 09/2015 – Comprehensive Review of Appraisal Concepts, John Urubek, MAI, CCIM, San Juan, PR.
 08/2015 – General Appraiser Sales Comparison Approach. Appraisal Institute. Chicago, IL, Online
 06/2015 – General Appraiser Report Writing and Case Studies. Appraisal Institute. San Juan, PR.
 06/2015 – FHA 2015 Appraisal Training. FHA Office of Single Family Housing. San Juan, PR.
 03/2015 – Qualitative Analyses in the Sales Comparison Approach Revisited. Appraisal Institute San Juan, PR.
 02/2015 – Review Theory – Residential. Appraisal Institute. Guaynabo, Puerto Rico
 01/2015 – Residential Report Writing and Case Studies. Appraisal Institute. Chicago, IL, Online
 12/2014 – Real Estate Finance Statistics & Valuation Modeling. Appraisal Institute. Chicago, IL, Online
 12/2014 – Appraising Airport & Airplane Hangars. Appraisal Institute. Chicago, IL, Webinar
 11/2014 – Residential Site Valuation & Cost Approach. Appraisal Institute. Chicago, IL, Online
 11/2014 – Residential Market Analysis and Highest and Best Use. Appraisal Institute. Chicago, IL, Online
 11/2014 – Marketability Studies: Six-Step Process & Basic Applications. Appraisal Institute. San Juan, PR
Valuation of Sustainable Buildings, Professional Development Program
 • 10/2014 – Residential and Commercial Valuation of Solar PV. Appraisal Institute. Bethlehem, PA
 • 10/2014 – Case Studies in Appraising Green Commercial Buildings. Appraisal Institute. Burlington, VT
 • 10/2014 - Case Studies in Appraising Green Residential Buildings. Appraisal Institute. Chicago, IL, Online
 • 09/2014 - Introduction to Green Buildings: Principles & Concepts. Appraisal Institute. Chicago, IL, Online
 06/2014 – General Appraiser Income Approach Part II. Appraisal Institute. San Juan, PR
 05/2014 – General Appraiser Income Approach Part I. Appraisal Institute. San Juan, PR
 03/2014 – Statistics, Modeling & Finance. Instituto de Evaluadores. San Juan, PR
 03/2014 – Unraveling the Mystery of Fannie Mae. Appraisal Institute. San Juan, PR
 02/2014 - USPAP update Course. Appraisal Institute. San Juan, PR
 06/2013 – FHA Appraiser Training. US Department of Housing and Urban Development. San Juan, PR
 04/2013 – Appraisal Communication Facilities. Instituto de Evaluadores. San Juan, PR
 10/2012 - Appraising the Appraisal: The Art of Appraisal Review - General. Appraisal Institute. San Juan, PR
 07/2012 - Appraising the Appraisal: The Art of Appraisal Review - Residential. Appraisal Institute. Fort Lauderdale, FL
 03/2012 – Business Practice and Ethics. Appraisal Institute. San Juan, PR
 03/2012 - Advance Residential Report Writings II. Appraisal Institute. San Juan, PR
 03/2012 - Advance Residential Applications & Case Studies I. Appraisal Institute. San Juan, PR
 02/2012 – Puerto Rico Law and Regulations for Appraisers. Appraisal Institute. San Juan, PR
 06/2011 – Uniform Appraisal Data Set from Fannie Mae & Freddie Mac. Appraisal Institute. San Juan, PR
 05/2011 – USPAP update Course. Appraisal Institute. San Juan, PR
 06/2010 – Residential Sales Comparison & Income Approaches. Appraisal Institute. Chicago, IL, Online.
 03/2010 - Federal Housing Administration Appraisal Training. San Juan, PR
 11/2009 – USPAP update Course. Instituto de Evaluadores. San Juan, PR
 07/2009 – General Market Analysis and Highest and Best Use. San Juan, PR
 07/2008 - General Site Valuation and Cost Approach. San Juan, PR
 04/2007 – USPAP update Course. Instituto de Evaluadores. San Juan, PR



03/2007 – Puerto Rico Law and Regulations for Appraisers. Instituto de Evaluadores. San Juan, PR
09/2005 – Home Quality Inspector. Turabo University. Caguas, PR
02/2005 – USPAP update Course. Instituto de Evaluadores. San Juan, PR
10/2004 – Advance Capitalization. Instituto de Evaluadores. San Juan, PR
08/2004 – Real Rights Valuation. Eng. Padilla Real Estate Academy. San Juan, PR
11/2001 – WinTOTAL 2000. University of Puerto Rico, Bayamón Campus. San Juan, PR
09/2001 – Appraisal Methodology. Eng. Padilla Real Estate Academy. San Juan, PR
07/2001 – Condemnation. Eng. Padilla Real Estate Academy. San Juan, PR
04/2001 – Functions and applications for HP12C Calculator. San Juan, PR
09/2000 – Real Estate Appraisal. Eng. Padilla Real Estate Academy. San Juan, PR
09/2000 – Math for Appraisers. Eng. Padilla Real Estate Academy. San Juan, PR

Work Experience

03/2003 – Present	José A. Rodríguez Martínez. SRA, AI-RRS Real Estate Valuation, Reviewer Consultant, & Green Advisor
05/2005 – 11/2014	Eng. Juan Karlo Badillo & Associates Appraiser for commercial, industrial, vacant land and special properties
10/2013 – 01/2015	Eng. Efrain Tirado, Appraisal Group Appraiser for commercial, industrial, vacant land and special properties
03/2003 – 08/2006	Eng. Migdoel Rodríguez Rivera. San Juan, PR Appraiser for residential and commercial

Federal Services

FHA/HUD Appraiser,
U.S. Department of Housing and Urban Development
451 7 Street, S.W., Room 9278
Washington, DC 20410

MGIC Approved Appraiser,
MGIC Plaza
PO Box 488
Milwaukee, Wisconsin 53201-0488

Expert Witness

Puerto Rico Courts: San Juan, Caguas, Bayamón, Carolina, Fajardo, Humacao, Güayama, Ponce



RENOVACIÓN APROBADA: 15 de septiembre, 2014

RENEWAL APPROVED ON: September 15, 2014



Estado Libre Asociado de Puerto Rico
Commonwealth of Puerto Rico

DEPARTAMENTO DE ESTADO
Department of State

Secretaría Auxiliar de Juntas Examinadoras
Office of the Assistant Secretary of State for Examining Boards

La Junta Examinadora de Evaluadores Profesionales de Bienes Raíces
The Examining Board of Real Estate Appraisers

por la presente certifica que
hereby certifies that

José A Rodríguez Martínez

por haber cumplido todos los requisitos de Ley, ha sido inscrito en el Registro de esta Junta como
having met all the requirements of law, has been registered as:

Evaluador Profesional Certificación Residencial
Certified Residential Professional Appraiser

En testimonio de lo cual se expide este certificado para autorizar el ejercicio de dicha profesión bajo el sello de la Junta Examinadora.
In testimony whereof, this certificate is issued to authorize the practice of this profession, under the seal of the Examining Board

En San Juan, Puerto Rico, hoy 15 de septiembre de 2014
In San Juan, Puerto Rico, on September 15, 2014.

Número de Certificado: 116CR
Certificate Number

Vencimiento: 09 de diciembre de 2018
Expires: December 09, 2018



José E. Rodríguez Martínez
Presidente
(Board President)

[Signature]
Secretaría Auxiliar
Auxiliary Secretary

RENOVACIÓN APROBADA: 15 de septiembre, 2014

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The Examining Board of Real Estate Appraisers

por la presente certifica que
hereby certifies that

José A Rodríguez Martínez

por haber cumplido todos los requisitos de Ley, ha sido inscrito en el Registro de esta Junta como
having met all the requirements of law, has been registered as:

Evaluador Profesional Licencia Estatal
State Certified Professional Appraiser

(Para evaluar todo tipo de propiedad, Gobierno Estatal y/o Municipal donde no exista un Interés Federal)

En testimonio de lo cual se expide este certificado para autorizar el ejercicio de dicha profesión bajo el sello de la Junta Examinadora.
In testimony whereof, this certificate is issued to authorize the practice of this profession, under the seal of the Examining Board.

En San Juan, Puerto Rico, hoy 15 de septiembre de 2014
In San Juan, Puerto Rico, on September 15, 2014.

Número de Certificado: 938EPA
Certificate Number

Vencimiento: 09 de diciembre de 2018
Expires: December 09, 2018



Jose E. Rodriguez Martinez
Presidente
Board President

[Signature]
Secretario Auxiliar
Auxiliary Secretary



Appraisal Institute®

Professionals Providing Real Estate Solutions

This Certifies That

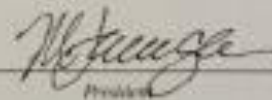
Jose Antonio Rodriguez-Martinez

has been admitted to membership as an

SRA Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this *5th* day of *March* 2013.


President

This certificate is the property of the Appraisal Institute and
must be returned to the Chief Executive Officer upon termination of membership.





Appraisal Institute®

Professionals Providing Real Estate Solutions

This Certifies That

Jose Antonio Rodriguez-Martinez, SRA

has been admitted to membership as an

AI-RRS Member

in the Appraisal Institute and is
entitled to all the rights and privileges of membership
subject only to the limiting conditions set forth from time to time
in the Bylaws and Regulations of the Appraisal Institute.

In Witness Whereof, the Board of Directors of the Appraisal Institute has
authorized this certificate to be signed in its behalf by the President, and the
Corporate Seal to be hereunto affixed on this 20th day of May 2013


President

This certificate is the property of the Appraisal Institute and
must be returned to the Chief Executive Officer upon termination of membership.

