

Carlos Miranda, PE MAI, SRA, CCIM, MRICS

Citizenship: United States

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PROFESSIONAL SUMMARY

A challenging position that would enable me to use my Real Estate Appraisal, Business and Residential Loss Verification, Engineering and Skills. My strong interpersonal communication skills, management, real estate appraiser (commercial/industrial, residential, machinery & equipment - 27 years) and engineering experience (35 years). Dependable Consulting, bringing business file experience and a willingness to take on added responsibility to meet tight deadlines. Enthusiastic team player with a strong work ethic and advanced complex problem solving skills. Experienced manager with excellent client and project management skills. Action oriented with strong ability to communicate effectively with technology, executive, and business audiences.

PROFESSIONAL EXPERIENCE /WORK HISTORY

Small Business Administration (SBA)

Disaster Verification Center (DVC)

CONSTRUCTION ANALYST

Loss Verifier: Conducted Loss Verification during Hurricanes Harvey, Irma and Maria and served as translator (English to Spanish) to other non-Spanish speakers in Herndon Plaza from November 2017 to December 2017. Deployed in Puerto Rico and continued working as Loss verifier from January 2018 to April 2018 performing Initial Inspections, and Post Desktop Inspections for residential and business properties.

Month and Year: November 2017 – April 2018

Specific specialized experience

Conducted Loss Verification during Hurricanes Harvey, Irma and Maria and served as translator to other non-Spanish speakers in Herndon Plaza from November 2017 to December 2017. Latter in my assignment (January 2018), I was selected and transferred to Puerto Rico whereby I performed Initial Inspections and Post Desktop Inspection for Residences and Businesses. I was a selected as a Key Loss Verifier to handle and resolve the “**Can Not Complete**” assignments to be completed within the standards of SBA. During this deployment, I was part of the “Team to Beat”!

I was trained and became an expert on the use of the Mac Mini systems as well as Verification method using off-site telephone interviews with applicants. Interviews included contacting the applicants, verifying type of property, ownership of property, inquiry regarding insurance for any losses and FEMA assistance. Queried applicant to determine and assess the extent and cause of the damage to personal and real property. Calculate the cost of repairs or replacement to damaged property using the LV Production application on the Apple iPad and Mac Mini supplemented with internet research tools i.e. Realtor. Com, Trulia.com, Google Maps, Google

Earth, NADA, and the websites of the local Tax Assessor. Data collection for each property includes: verification of address, ownership, insurance, FEMA assistance, Fair Market Value, source of damages, size of home or business, building description, square footage, living area damages, type and damage to garage(s), carport(s), out building(s), pool, fences as well as personal property and automobiles. Cost estimates to repair or replace structural elements of roof, framing and foundations, interior and exterior finishes, landscaping retaining walls, fences, walkways, driveways, plumbing, electrical and heating venting and air conditioning systems, etc. Cost of repair or replacement is calculated using the Base Cost Factor (BCF) in the LV Production application based on the square footage of the property and/or quotes from a qualified provider. Square footage of the property as calculated from county real estate assessor's office, Zillow.com or other websites on the internet collected from the research and interview. Determination of automobile loss or damage, total loss autos valued from the website NADA.com or 5000 dollars whichever is greater. Perform 8-14 interviews per day. Made a log entry(s) (Chron) in DCMS for every interview. Other Chron(s) in the DCMS for: every attempt to interview, email, text message, basically any contact with applicant and confirming to applicant that alternative methods of loss verification were used to ensure timely delivery of assistance. Used computer to prepare documents, assess the internet and/or retrieve emails. Used iPad and LV Production software to upload and retrieve work assignments via secure connection to the DCMS servers. Created text replacement shortcuts in iPad Operating System (IOS) to reduce data entry time by 75%. Created a list of the shortcuts to share with team members. Downloaded and installed approved iPad applications to assist in job duties and to increase performance.

International Appraisers and Engineering Services

Owner: Senior Appraiser / Consultant

Puerto Rico/Mexico/The Caribbean

Appraiser: Performed complex real estate appraisal/consulting for all types of properties (residential, multifamily, commercial, industrial, machinery& equipment and business) for the Puerto Rico, Mexico and the Caribbean basin.

Month and Year: January 2011 – Current

Integra Realty Resources

Associate Director/Senior Appraiser

Miami, FL

Appraiser: Performed complex real estate appraisal/consulting for all types of properties (residential, multifamily, commercial, and industrial) in Florida, USA.

Month and Year: July 2010 – December 2010

C.T.A., Inc., and Engineering Services

Owner: Senior Appraiser / Consultant

Puerto Rico

Appraiser: Performed complex real estate appraisal/consulting for all types of properties (residential, multifamily, commercial, industrial, machinery& equipment and business) for the Puerto Rico area.

Month and Year: December 1991 – July 2010

Carlos Miranda, PE, Engineering Services, Puerto Rico

Consulting/Design Engineer: Preparing Construction Plans for Residential and Commercial Buildings. Certifications, Inspection of Existing/Under Construction Structures. Use/Construction Permits

Month and Year: December 1991 – Current

Hewlett Packard, Puerto Rico

Development Engineer

Month and Year: January 1986 – December 1992

Texas Instruments, Inc., Dallas, Texas

Design Engineer

Month and Year: January 1984 – December 1985

University of Puerto Rico, Mayaguez Campus, Puerto Rico

Electrical Engineering Instructor

Month and Year: June 1983 – December 1983

NASA, LBJ Houston, Texas

Engineering Intern

Month and Year: August 1981 – December 1981

LICENSURE

State Licensed Real Estate Appraiser, Puerto Rico, #**643EPA**, 1991
Certified General Real Estate Appraiser, Puerto Rico, #**165CG**, 1999
Certified General Real Estate Appraiser, State of Florida, #**RZ3419**, 2010
Certified General real Estate Appraiser, State of Georgia, #**CG340478**, 2008
Registered Professional Engineer, Puerto Rico, #**15098PE**, 1993

EDUCATION

1978 - 1983, University of Puerto Rico, Mayaguez Campus, **BSEE** (Cum Laude)

COMPUTER SKILLS

Peer to Peer computer network setup (wired and wireless)
Virtual Private Network (VPN) client setup
Excel 2010
Microsoft Word
Outlook
WordPerfect
QuickBooks Accounting
LV Production
MacMini
Adobe Acrobat
WinTotal Appraisal Software
Marshall & Swift Valuation System

AFFILIATIONS

Appraisal Institute, **MAI** Member, 2007
Appraisal Institute, **SRA** Member, 2012
Royal Institution of Chartered Surveyors, **MRICS** Member, 2011
CCIM Institute, **CCIM** Member, 2004
NEBB Institute, **CMEA** Member, 2006
International Society of Business Appraisers, **CSBA** Member, 2008
PR Professional College of Engineers and Surveyors, **PE**, 1993