

Robert Ohana Jr, SCREA
Commercial Real Estate Appraiser
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CURRICULUM VITAE / QUALIFICATIONS OF APPRAISER

Appraisal Experience and Background

Over 15 years experience in commercial and residential appraisal. Over a billion dollars in real property appraised in California and Nevada. Some specialties include car wash, gas station and hospitality valuation.

- Senior Appraiser for Hampstead Appraisal Co (2003 to present)
- Staff Appraiser for Lubawy & Associates Inc., Las Vegas, NV (2001 to 2003)
- Independent Fee Appraiser from (1992 to 2001)
- Financing Consultant (1991 to 1992)

Related Licenses/Certifications

- California State Certified General
- Texas State Certified General
- Nevada State Certified General

Related Education

Hundreds of appraisal classroom and seminar hours. Education includes such courses as complex appraising, expert witness testimony, damaged properties, advanced appraisal techniques, narrative report writing, cash flow analysis, current USPAP as well as current continuing education courses.

Public Speaking & Teaching

I have conducted seminars on appraisal topics for various organizations. Some examples include:

- 'Appraising Car washes, C-Stores/Gas Stations' - A continuing education course for the Orange County Appraisal Society's Real Property Technical Conference
- Guest Speaker at Appraisal Institute Breakfast Meeting – Westside Chapter
- Director for special use property valuation at Hampstead Appraisal Company

Scope of Work

- Appraisal of Commercial, Industrial, Residential and Special Use Properties
- Verification of comparable data and market trends
- Appraisal of as-is, retrospective and prospective values; hypothetical values
- Existing and proposed construction
- Bulk-values, stabilization and absorption studies
- Appraisals for financing, eminent domain, estate planning, and litigation
- Going-concern and FF&E values
- Argus and MS Excel cash flow analysis

Types of Properties Appraised

Vacant Land	Multi-family residential sites, subdivisions, commercial and industrial sites, commercial pad sites, large acreage parcels, ground leases
Commercial	Shopping centers, professional offices, medical offices, mixed use, retail buildings, single and multi-tenant- properties, tavern/bars, restaurants, convenience stores
Industrial	Single- and multi-tenant use office/warehouse buildings, distribution and manufacturing buildings, cross-dock truck terminals, cold storage facilities, automotive repair facilities
Residential	Subdivisions, condominium projects, bulk sales, apartments, condominium units, and single-family residences
Special Use	Car washes, service stations, motels/hotels, self-storage facilities, daycare facilities, schools

Prominent Appraisal Assignments (partial list)

- Kodak Theatre Parking Garage at Hollywood Boulevard and Highland Avenue
- \$60 million dollar, 2.5 acre site on Las Vegas Strip
- Matheson Fast Freight Truck Terminal, Fontana
- Engine No. 18 Historic Firehouse in Los Angeles
- Imperial Bank Hi-Rise at LAX
- Metropolitan Hotel and Plaza in Hollywood
- Going-Concern Value of the Leasehold Interest of Handy J Carwash
- Black Mountain 120 Townhome subdivision in Henderson, Nevada
- Leasehold Interest in Best Western Laguna Brisas Hotel, Laguna Beach