

Professional Qualifications

Richard Padron, CCIM, MSA, AAR, SRC

Richard Padron has a diverse background in the real estate industry. His experience and education in the real estate profession have continually excelled. He has been affiliated in residential construction, real estate development and the real estate brokerage business for more than 28 years. During this time, he has managed construction projects, marketed, and sold several hundred homes in various subdivisions in the Florida Keys and Key West, and has appraised thousands of single family, multi-family and commercial properties. His real estate career has involved the entire development process from acquisition to project sellout, including the permitting and operation of wastewater treatment systems, as well as dealing with environmental concerns.

Prior to founding the firm, Appraisal Company of Key West, Inc., Mr. Padron formed the corporation of Richard Padron & Associates, Inc., a real estate brokerage corporation. These corporations have been in existence since 1984, providing all types of real estate services, including brokerage; market, financial and investment analysis; expert witness testimony; appraisals; property operation review, planning and feasibility analysis.

Education: Real Estate Certificate from Florida Keys Community College

Professional Activities:

- MSA: Master Senior Appraiser, (1984). Certificate No. 00883.
- CCIM: Certified Commercial-Investment Member, (1986). Certificate No. 2765.
- AAR: Accredited in Appraisal Reviewer, (1987). Certificate No. 77.
- SRC: Senior Real Estate Councilor, (1993). Certificate No. 89.

Certification: State-Certified General Real Estate Appraiser, License No. 0000544, (1990).
Licensed Real Estate Broker, State of Florida.
Licensed Class A Wastewater Treatment Plant Operator, State of Florida.

Associations:

- National Association of Realtors
- Florida Association of Realtors
- Key West Board of Realtors
- Marathon and Lower Keys Board of Realtors.
- National Association of Master Appraisers
- Commercial-Investment Real Estate Council.
- Accredited Review Appraisers Council
- National Association of Counselors

Experience:

- Appraisal Company of Key West, Inc. (Since 1987)
- Richard Padron & Associates, Inc. (Since 1984)
- Michael A. Padron, Inc. (1978-1984)
- Riviera Enterprises, Inc. (1968-1984)

Area of Expertise:

- Analysis and evaluation of many types of real estate
- Assessment of project feasibility including:
 - Market research, investment analysis, and feasibility study
 - Highest and Best Use Analysis
- Litigation support and expert witness testimony
- Types of properties appraised, evaluated, and analyzed:
 - Hotels, Motels & Guesthouses
 - Retail/Office and/or Specialty Stores
 - Shopping Centers & Malls
 - Warehouses (Mini, Storage & Distribution)
 - Restaurants

Highest & Best Use Study
Theaters
Mobile Home & Recreation Vehicle Parks
Marinas, Boat Storage & Repairs
Single Family Residential & Condominiums
Seafood Packing House
Multi-Family & Income Properties
Multi-Family Projects
Environmentally Sensitive Tracts
Proposed Development Projects

APPRAISER CERTIFICATION

DATE	BATCH NUMBER	LICENSE NBR
09/18/2012	120128949	RZ544

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

PADRON, RICHARD
3229 FLAGLER AVE #101
KEY WEST FL 33040

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

