

Education

CSUN, Northridge, California
Prahran College, Melbourne, Australia

International Marketing
Accounting

License(s)

Bureau of Real Estate Appraisers - Certified General Real Estate Appraiser
No. AG031603 - Expiration: August 19, 2019

California Bureau of Real Estate - Real Estate Broker License
No. 01058649 - Expiration: September 05, 2020

Appraisal Experience

Over fifteen years of professional experience in the fee preparation of real estate appraisals for underwriting, litigation, and estate planning and tax gifting purposes. In addition, prepared real estate valuations for multiple portfolios, appraisal review work involving commercial, industrial, and residential properties. Experience encompasses a wide variety of property types, including; Land, Lodging (Hospitality), Single and Multi-Tenant Industrial, Office, and Retail Properties, Small and Large Multi-Family Properties, Feasibility and Rent Studies, and Special Use/Purpose Properties.

Mr. Shamoun earned his Certified General Real Estate Appraiser License from the Bureau of Real Estate Appraisers in 2007 (#AG031603). He also holds a California Bureau of Real Estate Broker License (#01058649). Since 2002, John Shamoun has been active in preparing appraisal reports for a wide variety of real estate properties throughout the State of California.

Significant Appraisals:

- ◆ The Beverly Hilton - Evaluation for Recapitalization Purposes
- ◆ Multi-Tenant Business Parks (Office/Industrial) - Los Angeles, Orange and Ventura Counties
- ◆ Portfolio Evaluation of 2,257 Apartment Units in 10 Buildings (Southern California)
- ◆ Portfolio Evaluations of General and Medical Office Buildings for Estate Tax and Estate Planning Purposes
- ◆ Portfolio Evaluations of Shopping Centers for Estate Tax and Estate Planning Purposes
- ◆ Raw and Vacant Land Evaluations - Desert and Infill Locations (Southern California)
- ◆ Expert Witness - United States Bankruptcy Court
- ◆ Evaluations for Gifting Purposes
- ◆ Feasibility Analysis for Development
- ◆ Market Rent Studies

Mr. Shamoun has attended various Appraisal Institute classes and education valuation seminars and webinars including: Land Valuation, Apartment Appraisal: Concepts and applications, Valuation Techniques for Solar Photovoltaic Systems, Cost Segregation, Commercial Loan Modifications and Retail Tenant Bankruptcy, Partial Interest Discount, Valuation for Financial Reporting, Valuation of Distressed Assets, General Appraiser Income Approach/Part I, Income Valuation of Small Mixed-Use Properties, Appraising Special Purpose Properties, Anatomy of Residential Housing, Appraisal Principles & Math, Appraisal Method -USPAP Law and Regulations, California Real Estate Law and Appraisal Regulations, California Real Estate Practice, Certified Residential and Certified General Education, Ethics; Agency; Fair Housing; Trust Funds, Expert Witness, Fundamentals of Real Estate Appraisals, Income Property Valuations, Income Valuation of Small properties, The valuation of Apartment Properties, Mixed-Use Properties, Property Management, Real Estate Appraisal I & II, Real Estate Practice, Real Estate Principles & Finance, Real Estate Appraisal Principle and Procedures, and Residential Report Writing and Case Studies. Mr. Shamoun has successfully completed the Uniform Standards of Professional Appraisal Practice (USPAP) seminar and examination, and he is also on the roster with the Housing and Urban Development as a HUD compliant appraiser.

Johnnie Shamoun & Associates

March 2011 - Present

- ◆ Land, Lodging, Special Use, Small and Large Apartments, Single and Multi-Tenant Industrial, Office, and Retail Evaluations.

Significant Appraisals:

- ◆ The Beverly Hilton - Evaluation for Recapitalization Purposes
- ◆ Multi-Tenant Business Parks - Los Angeles, Orange and Ventura Counties
- ◆ Feasibility Analysis for Multifamily Development

Strategic Valuation Group

Valuation Manager - September 2007 – March 2011

- ◆ Appraisal Review, Portfolio Evaluations, Ad Valorem Appeals, Market Studies, Lease Analysis, Litigation and Litigation Support and Client Relations.

Significant Appraisals:

- ◆ Portfolio Evaluation of 2,257 Apartment Units in 10 Buildings (Southern California) Portfolio Evaluations of General and Medical Office Buildings for Estate Tax and Estate Planning Purposes
- ◆ Portfolio Evaluations of Shopping Centers for Estate Tax and Estate Planning Purposes
- ◆ Expert Witness - United States Bankruptcy Court
- ◆ Market Rent Studies

BAAR Realty Advisors

Fee Appraiser - July 2006 – August 2007

- ◆ Appraisals of Industrial, Office, Retail, Hospitality, and Multi-Unit Apartment Properties.

Appraisal Hub

Fee Appraiser - July 2005 – August 2007

- ◆ Appraisals of Land Valuations, Proposed New Development, Income Property Valuation, Industrial, Office, Retail, Hospitality, and Multi-Unit Apartment Properties.

Nexus Appraisal Service

October 2003 – June 2005 - Trainee Field Appraiser

- ◆ Research, Filed Inspections, and Report Writing.

Graphic Appraisal Service

October 2003 –December 2003 - Trainee Field

Appraiser

- ◆ Research, Filed Inspections, and Report Writing.

A Quality Appraisal Service

Trainee - March 2002- October 2003

- ◆ Research and Field Inspections.

Memberships & Affiliations

Southland Regional Association of Realtors – Commercial Investment Division Member 2012–2019
Southland Regional Association of Realtors – Commercial Investment Division - Vice Chair 2013 and 2015
Southland Regional Association of Realtors – Commercial Investment Division - Chair 2016 and 2017
Southland Regional Association of Realtors – Government Affairs Committee - Member 2017, 2018, 2019
Southern California Northwestern Chapter of the Appraisal Institute – Advisor 2007-2010
Southern California Northwestern Chapter of the Appraisal Institute – Vice Chair 2011
Southern California Northwestern Chapter of the Appraisal Institute – Chair 2012
Appraisal Institute Southern California Chapter – Board of Directors 2011-2012
Appraisal Institute Southern California Chapter – Public Relations Committee 2012
National Association of Realtors – Member
California Association of Realtors – Member
Southland Regional Association of Realtors – Member
Reseda Masonic Lodge Member Since 1995