



# Mosaic

PROPERTY VALUATIONS

## Could a Career in Commercial Real Estate Appraisal Be Right for You?

At Mosaic Property Valuations, we value the appraisal professionals that give us our expertise and enable us to serve our clients on a national basis. Our certified appraisers are experts in a wide range of commercial property valuation—including retail, restaurant, office, industrial, multi-family, hospitality, agricultural, land, and special purpose properties.

As a growing company, we are seeking new college graduates or professionals looking for a career change. If you feel commercial real estate appraisal may be a good fit for you, read on for more about the industry and its professionals.

[mosaicvaluations.com](https://mosaicvaluations.com)



# Mosaic

## Property Valuations

### What Makes a Great Appraiser?

Successful appraisers are personable and organized, both innately curious and analytical. They thrive in flexible and independent work environments. They like a good challenge, conceiving and applying creative solutions to complex projects. Exemplifying personal and professional integrity, appraisers pledge to remain ethical and unbiased throughout their work.

#### REQUIREMENTS

- ✓ Bachelor's degree (any)
- ✓ Driver's license with a clean record
- ✓ Computer literacy
- ✓ Skill in mathematics, writing, data entry

### What Does a Commercial Appraisal Involve?

#### A TYPICAL CHECKLIST

- ✓ Research subject property records
- ✓ Gather and mark subject exhibits
- ✓ Set up an inspection
- ✓ Inspect the property and take pictures
- ✓ Enter subject data into a database
- ✓ Conduct market research
- ✓ Select comparable data
- ✓ Interview brokers
- ✓ Write valuation analysis
- ✓ Generate report templates
- ✓ Fill out and polish report contents
- ✓ Present the value conclusion(s)
- ✓ Submit the report to the client



### Core Methods of Valuation

**Sales Comparison Approach**—compares the subject property to sales of similar properties in the market.

**Income Capitalization Approach**—combines an analysis of the subject's current and projected income (leases) and expenses, and compares the subject to similar income and expenses in the market.

**Cost Approach**—estimates the value of the subject by calculating the cost of replacing or reproducing a structure on the land, minus depreciation, plus site value.

**Additional Analyses**—include the discounted cash flow analysis, fair market rent analysis, and more.

### More Than Appraisals

#### COMMERCIAL REAL ESTATE APPRAISERS MAY ALSO PROVIDE:

- ✓ Market studies
- ✓ Advisory services
- ✓ Tax assessments
- ✓ Assessment appeals
- ✓ Litigation support
- ✓ Partial interest valuation
- ✓ Condemnation appraisal
- ✓ Portfolio valuation

### Types of Appraisal Companies

Mosaic Property Valuations is a fee appraisal company, meaning we submit proposals for reports and then complete the projects that have been assigned for the agreed fees. Fee appraisal companies can range from a small firm of 1-5 people to a large entity with 99 employees or more.

Other employment opportunities for commercial appraisers can include being on staff with a lender, the U.S. Army Corps of Engineers, tax assessment agencies, or development and investment companies.

### Benefits of the Work and Environment

Our fee appraisers enjoy flexible work locations and hours, intellectual challenges, an inside look at property financials and market activity, and a diverse portfolio of property types to inspect and value. The appraisal profession requires strong analytical and personal skills and the working conditions provide ample opportunity for career longevity.

## Licensing and Career Timeline

While income varies by location and designation, the key factors are the volume and complexity of work and the appraiser's desired level of work-life balance. Once skilled in the appraisal process, efficient appraisers can earn \$75,000 - \$300,000+ per year in the Gulf South. We offer a generous, annual professional development allowance for ongoing education and career related expenses to all our employees to assist you in your career path.

LICENSE	EDUCATION REQUIREMENTS	EXPERIENCE REQUIREMENTS	AVERAGE TIME FRAME
Trainee	75 hours (LA, MS, AL, TX)	None	1 year
Certified General	300 hours, bachelor's degree, and exam	3,000 hours in less than 18 months (1,500 hours must be non-residential)	2-3 years

*Note: Exact details may vary by state. Other higher designations include SRA, AI-GRS, MAI, MRICS, ASA and more.*

In order of career progression, Mosaic Property Valuations offers these positions: intern, market researcher/analyst, trainee, appraiser, senior appraiser, director, and senior managing director/principal.

## Specialty Properties Appraised by Mosaic Property Valuations

### SAENGER THEATER (PICTURED RIGHT)

Appraised the Saenger Theater in New Orleans for its renovation after suffering significant damage as a result of Hurricane Katrina.

### HARRAH'S HOTEL

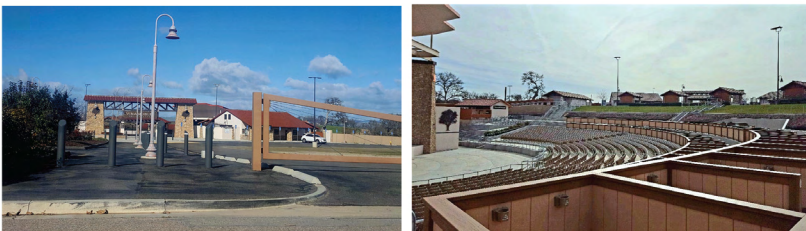
Appraised the Harrah's Hotel for tax appeal purposes.

### HOSPITALS

Appraised Hospitals in California, Washington, Kentucky, Louisiana, and Virginia.

### 3,300 SEAT AMPHITHEATER (PICTURED BELOW)

Appraised the Vina Robles Amphitheater in Paso Robles, California during construction and after completion.



### WATER AND SEWER SYSTEMS (PICTURED BELOW)

Our professionals have valued over 400 water & sewer systems in Louisiana, Texas, Mississippi, Florida, North Carolina, Tennessee, and Kentucky.



### MOSAIC PROPERTY VALUATIONS

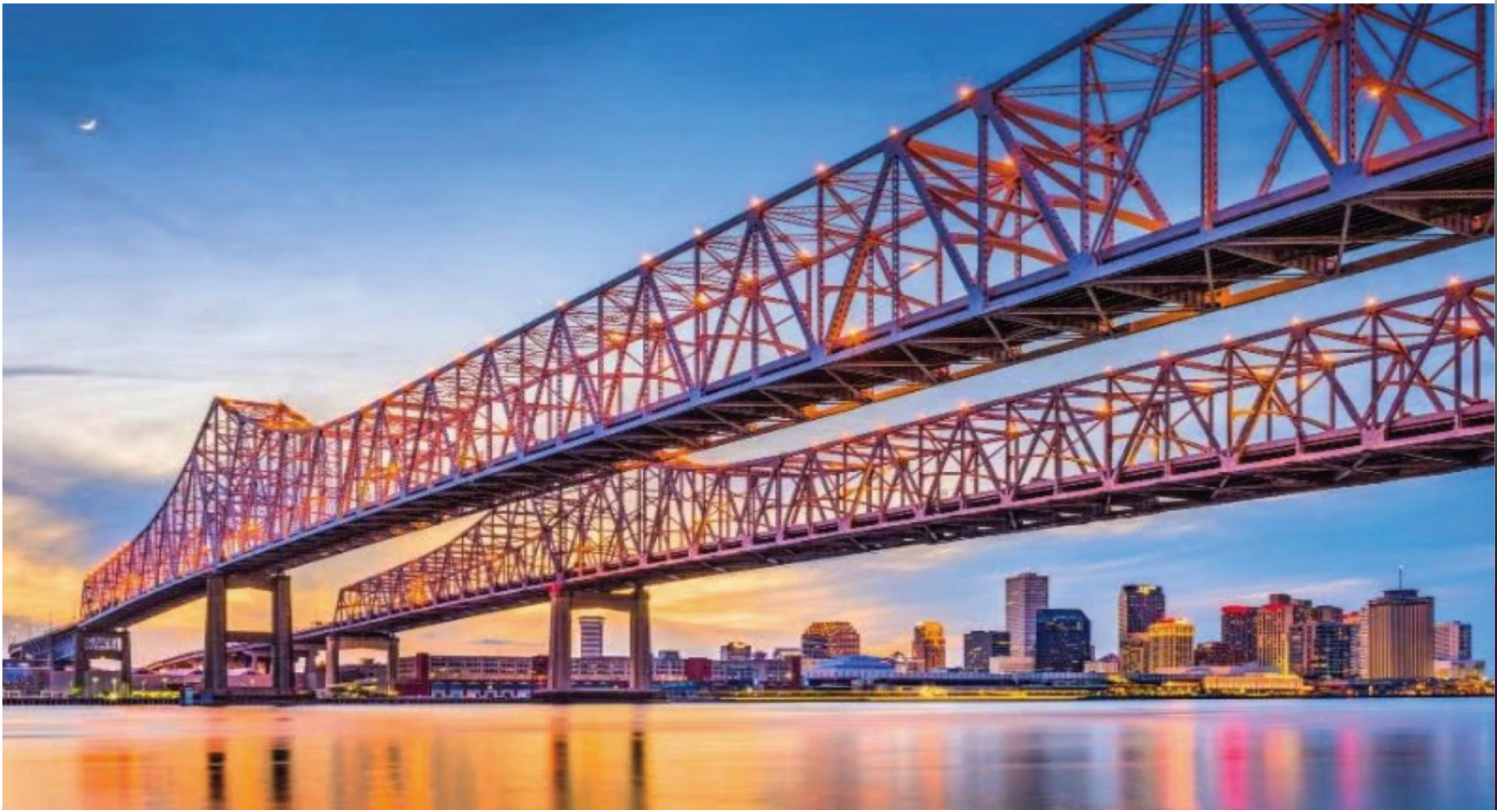
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 New Orleans, LA 70123 Phone: 504.541.5100  
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# THE MOSAIC DIFFERENCE

Every Valuation has a Story.  
We interpret it with Clarity,  
Accuracy, & Purpose.

At Mosaic Property Valuations, we value every member of our team, ensuring each has the technology and opportunities needed to thrive. We offer paid internships, providing undergraduate and graduate students an inside perspective into appraisal careers. We also welcome those who are changing careers, providing valuable mentorship and coaching to those beginning in the trainee role.

Our appraisers and support staff enjoy access to the latest technology and cutting edge software. Mosaic Property Valuations provides nationwide access to CoStar, RockportVAL, and Valcre along with numerous other software programs and databases. Further, we offer a generous, annual professional development allowance for ongoing education and career related expenses to all our employees. We believe our success is driven by our professionals continually developing their skills.



## **MOSAIC PROPERTY VALUATIONS**

2030 Dickory Avenue, Suite 200  
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## **READY TO DISCOVER MORE?**

Scan the QR code or visit [mosaicpropertyvaluations.com](http://mosaicpropertyvaluations.com)  
for career opportunities or contact us at  
[info@mosaicvaluations.com](mailto:info@mosaicvaluations.com).