



QUALIFICATIONS OF GRACE Y. FLATO

CAREER SUMMARY

Grace Y. Flato is Appraiser Trainee at Flato Realty Advisors, LLC, a professional commercial real estate appraisal firm active in South Texas and Mexico. Since joining Flato Realty Advisors in 2012, Ms. Flato has gathered over 2,500 hours of experience in appraising commercial properties including hotels, industrial, land, multifamily, office, ranches, retail, and subdivisions. Additional experience includes residential properties and specialty properties such as airplane hangars, daycare facilities, an equestrian farm, plant nursery, etc. As Appraiser Trainee, Ms. Flato accompanied her sponsor, Franklin L. Flato, MAI, on property inspections, conducted research regarding the appraised properties and their market areas, confirmed comparable property sales and rentals, analyzed the appraised properties, employed appropriate approaches to value, and wrote appraisal reports under the supervision of Mr. Flato.

Prior to her position as Appraiser Trainee, Ms. Flato joined Flato Realty Advisors as Marketing Administrator creating marketing materials as well as graphics for appraisal reports, providing data research and technical assistance to the appraisal team, and assisting with setting up the new company office, including comparison and contracting of vendors. Before Ms. Flato joined Flato Realty Advisors, she was Marketing Coordinator at Grubb & Ellis, and Intern at Grubb & Ellis Landauer.

Ms. Flato brought skills in market research, office organization, and customer service. Her education includes a BA in International Business, including a semester in Spain, and fluent Spanish language skills. Ms. Flato is active in community service and volunteer activities.

PROFESSIONAL AFFILIATIONS/STATE & REGULATORY LICENSURE

- Associate Member – Appraisal Institute 2015 – Present
- Texas – State Licensed Appraiser Trainee, License No. 1340632 2013 – Present

EDUCATION

- Current Status of The Central Texas Rental Market (2 hours), Appraisal Institute 2015
- General Appraiser Sales Comparison Approach (30 hours), Appraisal Institute 2015
- State of Texas Lodging Industry (2 hours), Appraisal Institute 2015
- General Appraiser Site Valuation & Cost Approach (30 hours), Appraisal Institute 2015
- The Time is Now! An Overview of San Antonio and South Texas Industrial Markets (2 hours), A.I. 2015
- General Appraiser Income Approach Part 2 (30 hours), Appraisal Institute 2014
- General Appraiser Income Approach Part 1 (30 hours), Appraisal Institute 2014
- City of San Antonio Real Estate Activities (2 hours), Appraisal Institute 2014
- Update of South Texas Rural Land Markets (2 hours), Appraisal Institute 2014
- 15-hour National USPAP Course (15 hours), Appraisal Institute 2013
- Online Basic Appraisal Procedures (30 hours), Appraisal Institute 2013
- Online Basic Appraisal Principles (30 hours), Appraisal Institute 2013
- BA International Business, 3.5 GPA Honors Program, Texas State University 2012