



GREGGIE D. PASCUAL, MAI, AI-GRS, ASA, MRICS

PRESIDENT

CAREER OVERVIEW

Greggie D. Pascual, MAI, AI-GRS, ASA, MRICS is the President and Founder of GP Valuation & Advisory Services LLC. With over 22 years of experience in real estate valuation and advisory services, Greggie is a skilled advisor and Certified General Appraiser with extensive experience in single asset and portfolio valuations, going-concern valuations, and valuations for purchase price allocations and other financial reporting purposes (ASC 805, ASC 820, ASC 350, ASC 840, and ASC 360). Other service offerings include highest and best use studies, cost-benefit studies, feasibility studies, fair market value of rent and/or session rent studies, rent vs. buy analyses, litigation support, and consulting activities for estate and gift tax purposes, tax appeals, buy/sell decisions, and other advisory purposes.

Greggie has broad valuation knowledge encompassing office, retail, industrial, healthcare, hospitality, high-end residential, multifamily housing, senior housing (assisted and independent living), agricultural (including permanent plantings such as vineyards and orchards), and special purpose or education properties (including religious facilities, schools and universities). Greggie has become an industry expert, and specialist, in the valuation of healthcare and medical office buildings, hospitality and leisure, as well as complex going-concern properties with business/intangible assets. Hospitality and leisure valuation experience has consisted of a wide variety of properties including motels, limited-service to luxury resort hotels, bed & breakfast facilities, golf courses, health clubs/fitness centers, motorsport tracks, and marinas. Furthermore, Greggie performs a wide-variety of business valuation and financial modeling tailored to the specific needs and circumstances of the client.



Greggie continues to serve a comprehensive set of clientele from local, regional, and national lenders to financial institutions, accounting firms, insurance companies, REITs, private equity firms, pension funds, federal, state and local government agencies, attorneys, developers as well as private individuals and organizations. Prior to establishing GP Valuation & Advisory Services LLC, Greggie served as Director and the Southeast Region Leader for Real Estate Valuation & Advisory Services for RSM US LLP. Prior to that, Greggie headed a team in Washington, DC, serving as a Valuation Services Director of Colliers International Valuation & Advisory Services wherein he also acted as a senior leader in the Hospitality and Leisure specialty practice group.

During his valuation career, Greggie has been awarded the MAI and AI-GRS designations from the Appraisal Institute. He is also a member of the Appraisal Institute Metro DC Chapter - Board of Directors. Furthermore, Greggie is designated as an Accredited Senior Appraiser (ASA), which is certified by the International Board of Examiners of the American Society of Appraisers. Greggie is also a qualified professional of RICS (Royal Institute of Chartered Surveyors) and has earned the designation of MRICS or Chartered Valuation Surveyor. Lastly, Greggie is a candidate for the CCIM designation.

Professional Affiliations and Accreditations

- Appraisal Institute, MAI and AI-GRS Designated Member | Board of Directors (Metro DC Chapter)
- American Society of Appraisers, ASA Designation | Real Property (All Property Types)
- RICS, Chartered Valuation Surveyor | MRICS Designation
- CCIM Institute, Candidate for the CCIM (Certified Commercial Investment Member) Designation
- Certified General Appraiser in multiple states, including DC, MD, VA, WV, PA, FL, GA, SC, and CA

Education

- Bachelor of Science Degree, Computer Science, Minor in Finance - University of Maryland, Global Campus
- Appraisal Institute: Qualifying and Continuing Education Courses for the MAI and AI-GRS Designations
- CCIM Institute: Required Courses for the CCIM Designation

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