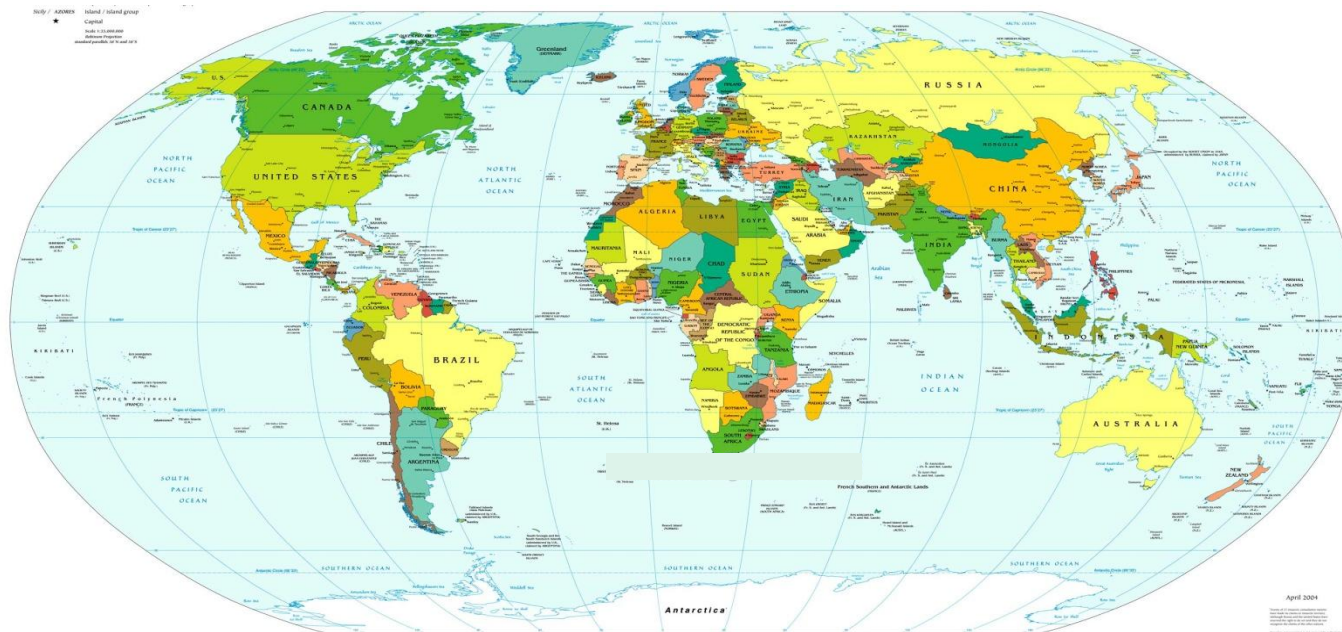




# Appraisal Institute

## 2010 Washington Appraisal Summit

### *Federal Agency Chief Appraiser Forum*



**James W. Curtis**  
**Division Director / Chief Appraiser**  
**US Department of State**  
**Bureau of Overseas Buildings Operations (OBO)**  
**Division of Real Estate Evaluations**





Providing safe, secure, functional facilities.  
- a global “Platform for Diplomacy” -





## The Department:

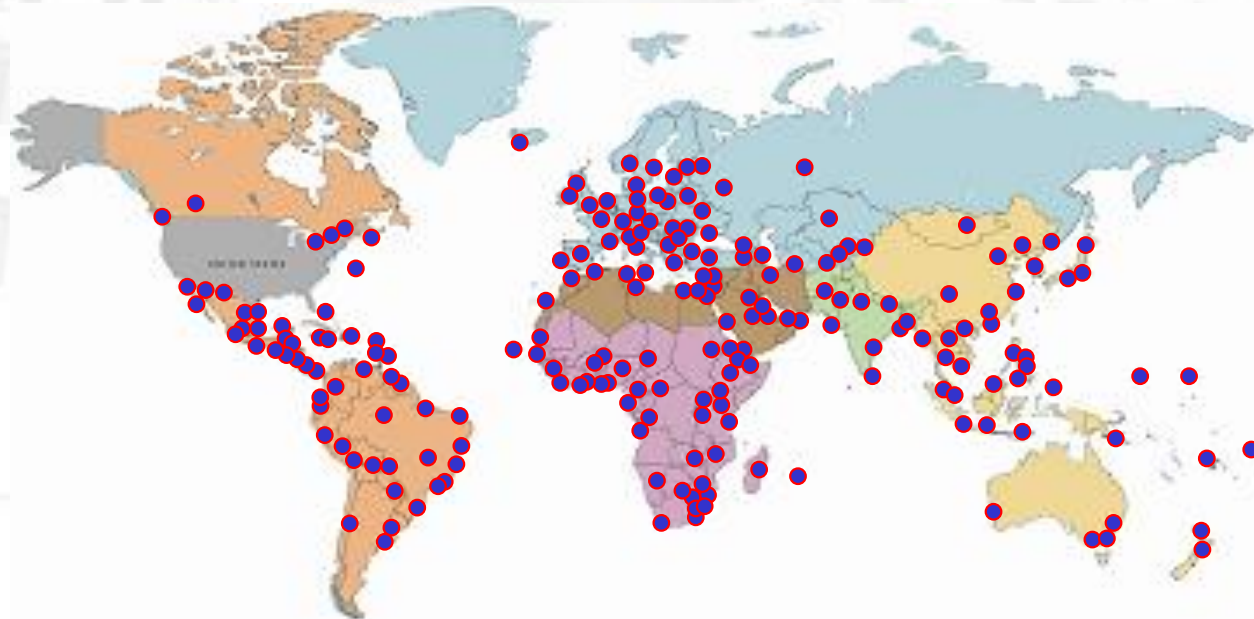
- Provides housing to the Foreign Service
- Purchases \$20+ million of housing each year
- Sells \$20-\$35 million of excess property each year.
- Purchases \$100+ million of New Embassy Compounds
- Manages leasehold outlays of \$250 million
- Appraised 50+ properties worth \$610+ million in FY09



Facilities in 176 countries, 265 cities outside the U.S.A.

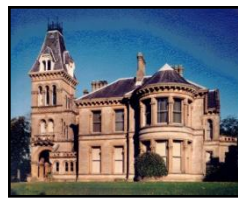
18,000 Properties – 70 million Square Feet – 30% owned

Occupied by nearly 75,000 employees - over 35 government agencies





# Every Kind of Market & Every Type of Property





- **Obtain** good appraisals overseas to inform transactions
- **Provide** special support for New Embassy Compound program
- **Inform** housing purchase program – Where to invest
- **Complete** financial analysis to inform decision making
- **Perform** periodic portfolio valuation initiative
- **Support** planning initiatives of the Bureau and Department



## **The Foreign Buildings Act of 1926**

- Provides transactional authorities
- Allowed DOS to retain proceeds of sale
- Simplified overseas contracting



- OBO generally commissions two independent third-party appraisals
- We have five Indefinite Delivery / Indefinite Quantity (IDIQ) contracts:
  - CB Richard Ellis
  - DTZ
  - Knight Frank
  - Cassidy Turley (formerly Colliers Pinkard)
  - American Appraisal
- We have ability to contract for appraisal services through embassy or consulate
- We may do in-house appraisals or a combination of independent third-party and in-house appraisals
- Value reconciliation process can be extremely challenging – reliance may be placed upon both appraisals, a single appraisal, or a DOS developed in-house analysis may be performed utilizing the best data from both reports and/or other sources



## *Internet & Contact Information*

**James W. Curtis**

**Division Director / Chief Appraiser**

**Bureau of Overseas Buildings Operations (OBO)**

**Division of Real Estate Evaluations**

**Phone: 703-516-1933**

**Email: [curtisjw@state.gov](mailto:curtisjw@state.gov)**

**State Department: [WWW.STATE.GOV](http://WWW.STATE.GOV)**

**Overseas Buildings Operations: [WWW.STATE.GOV/OBO](http://WWW.STATE.GOV/OBO)**

**Employment: [WWW.USAJOBS.GOV](http://WWW.USAJOBS.GOV)**

**(Job Series 1170 – Realty Specialist, and 1171- Appraiser)**

**Federal Business Opportunities: [WWW.FBO.GOV](http://WWW.FBO.GOV) (Full Text Search: “OBO”)**

**Property for Sale: [WWW.GOVSALES.GOV](http://WWW.GOVSALES.GOV)**

**Junior Position:**

**<http://jobview.monster.com/Junior-Real-Estate-Appraiser-Job-Rosslyn-VA-88714024.aspx>**

**Senior Position:**

**<http://jobview.monster.com/Senior-Real-Estate-Appraiser-Job-Rosslyn-VA-88713876.aspx>**

