

David William Wagner

Real Estate Appraiser & Broker

David Wagner is an exceptionally accomplished real estate appraiser and broker with an extensive background in both the commercial and residential sectors, who likes to boast that he's spent nearly a lifetime in the real estate sector. He has supported asset portfolios of several hundred million dollars at the regional and national levels and completed thousands of appraisals and valuations. He excels at driving business growth, improving efficiency, and maximizing compliance, and over the course of his career has established vital relationships with realtors and brokers throughout the greater Palm Springs and Coachella Valley region.

David Wagner owns and operates DWW4RE Real Estate Services, a real estate brokerage and appraisal firm servicing residential buyers and sellers throughout the Palm Springs region. He conducts complex, high-exposure appraisals of multi-family, single-family, cooperative, new construction, condominium, and planned unit development properties and also works with buyers on effective strategies to promote properties. His clients include private individuals, banks, trusts, estates, and mortgage firms. Since 2011, he has continued to grow this business, even during economic downturns, by cultivating and retaining long-term relationships with commercial accounts, sellers, borrowers, and agents. During this time, he has completed more than 5,000 appraisals, for properties valued up to \$20M.

Prior to forming DWW4RE Real Estate Services, David oversaw residential and commercial valuations for properties valued as high as \$45M at Hudson Advisors, where he was the Valuation Department Manager, overseeing a territory that included multiple Western US states plus Hawaii and Alaska. He carried out detailed technical and compliance reviews, due diligence, and property portfolio vetting. He also held responsibility for regulatory compliance, market performance reporting, and reviews of appraisal products at the national level. He served on various portfolio review committees and authored articles on real estate trends. In this role, he reduced costs and contributed to revenue growth, and also increased efficiency by co-developing a centralized real estate platform for tracking and managing residential and commercial property value data.

As the Valuation Department Manager at Residential Mortgage Solution, David supported a corporate portfolio valued at several hundred million dollars and directed the complete valuation and processing operations. He conducted field inspections of assets throughout the country and also served as an Asset Manager for more than 100 properties. David established the company's first Valuation Department and developed all policies procedures, resulting in reduced risk and costs, and greater accuracy. His achievements included standardizing workflows in the Appraisal Department, introducing an internal Real Estate Owned (REO) Department, and implementing the use of data mining for trend analysis. He was frequently requested as an expert witness for real estate-related disputes.

From 2005 to 2007, David was a Review Appraiser with Quality Home Loans, where he carried out comprehensive appraisal reviews and loan risk assessments for a wide range of residential properties, supporting a portfolio of more than \$100M. He reduced fraud and increased accuracy while there.

In addition, David previously instructed appraisal courses at Appraisal Training Services.

A resident of Palm Springs, CA, David is a California Certified Residential Appraiser and holds his Real Estate Appraiser's License from the California Bureau of Real Estate Appraisers. He possesses extensive training in his field and superior computer skills.