

## **John W. Chang, MBA**

John W. Chang is the founder and principal of E-Value Appraisals, a real estate consulting, valuation, appraisals, and investment advisory firm which has produced studies all of types of properties. Mr. Chang is a New York State licensed broker, general certified appraiser and professor at a university. Mr. Chang has produced appraisals of large downtown and suburban office buildings, shopping centers, apartment complexes, high rises, retail buildings, churches, vacant land, cooperative buildings, industrial buildings, convenience stores, restaurants, and contaminated properties. Assignments have ranged from a feasibility study for a condo conversion in New York City, to contaminated properties in Orange County. These projects were commissioned by lending institutions and law firms.

Mr. Chang is an adjunct professor at Baruch College and currently teaches real estate finance courses for undergraduates and continuing education students at the college.

John W. Chang has over 10 years of experience in economic forecasting and financial analysis. Mr. Chang met his requirements for the NYS General Appraisal Certification and has since taken 510-Advanced Income Capitalization, 520-Highest & Best Use, 530-Sales and Cost Approach, 540-Report Writing and 550-Advanced Application courses toward his MAI Designation.

Mr. Chang has developed a specialty in measuring the impacts of environmental hazards upon property values utilizing a unique combination of techniques derived from economic and appraisal theory. Mr. Chang maintains a database of studies measuring the impacts of environmental hazards and has created a computer program which measures the costs and benefits of environmental policies.

Mr. Chang is proficient in using Excel, Argus and econometric computer programs. His computer models have been used to discount cash flows, estimate internal rates of return, and forecast regional economic growth and impacts.

John W. Chang has previously worked as a real estate developer. His duties included the following:

- Negotiate sale/ purchase agreements with sellers, put together acquisition proposals financing, oversee all due diligence, secure entitlements and oversee the close of escrows. Follow through with facilities and construction to insure all seller requirements are met with regard to the development of the property.
- Perform financial analysis of prospective investment opportunities including the creation of proforma models and sensitivity analysis for project cash flows and investment return.
- Work with NYC zoning, housing, and building departments regarding permits, tenants, and landmark issues.

### **EDUCATION:**

**M.B.A. Global Management, Binghamton University**

**B.S. Management Information Systems, N.Y.U. / Binghamton University**