

Kanwardeep Singh Saini AACI, P. App.

Phone: 437.684.4670; E-Mail: singhkanwardeep1991@gmail.com; Valid Ontario G License

PROFILE

Seasoned Real Estate Valuation and Appraisal Professional with more than 11 years of progressively responsible experience in commercial, residential, industrial, land and business property assessments and valuations. Adept at developing and implementing appraisal methodologies, conducting complex market research, analyzing trends, to establish valuation parameters. Proven leader with a strong track record in coaching teams, driving strategic valuation policies, and delivering comprehensive market reports. Member in good standing with the Appraisal Institute of Canada with advanced financial modeling and technical expertise, ensuring compliance with industry standards and regulatory frameworks.

CORE SKILLS AND COMPETENCIES

- Real Estate Valuation
- Portfolio Management
- Investment Consulting
- Land Valuations
- Market Research and Analysis
- Full-Cycle Appraisal Management
- Valuation Review and Reconciliation
- Economic Analysis (Micro and Macro)
- Land Utilization Strategy
- Report Writing/Documentation
- Transaction Management
- Real Property Consulting
- Development Strategy
- Audit Support and Risk Mitigation
- Project/Program Management
- Analytical Tools – Excel, Argus, Microsoft.
- Assessment of Regulations
- RFP and Tender Documentation
- Working knowledge of Official plans, zoning bylaws, land use planning, development restrictions, feasibilities, and highest and best use assessments.

EDUCATION AND CERTIFICATION

Qualification	Institute	Specialization	Year
Accredited Appraiser Canadian Institute (AACI – Designation)	Appraisal Institute of Canada and University of British Columbia, Canada	Real Estate / Infrastructure	2025
Real Estate ESG Specialist	Professional Certification	Real Estate	2023
Post Graduate Diploma in Management (MBA)	FORE School of Management	Business Administration, Finance, Economics	2014
Bachelor of Commerce	University of Delhi	Commerce and Economics	2012

Education qualification vetted by World Education Services

EMPLOYMENT HISTORY AND EXPERIENCE

Independent Contractor – Commercial & Residential Property Valuations

Jan 2025 – Present

- Perform comprehensive market valuations for commercial, industrial, and residential properties, applying advanced appraisal techniques and ensuring adherence to industry standards.
- Develop detailed appraisal reports, including methodology guides and narrative market valuation reports aligned with professional appraisal practice.
- Analyze property characteristics, local market influences, zoning regulations, and economic trends to determine accurate market value – assess highest and best use and conduct feasibility studies.
- Lead discussions and training seminars on appraisal best practices, ensuring continual process improvement and adherence to regulatory standards.
- Collaborate with contractors and stakeholders to establish data policies governing property valuation data.

Valuation Consultant, Cushman and Wakefield

Jul 2024 – Dec 2024 (6-Month Contract)

- Conducted in-depth market valuations for commercial buildings, expropriations, land development, and agricultural properties following CUSPAP guidelines.
- Evaluated Highest and Best Use, zoning, and economic factors to support comprehensive appraisal assignments for diverse property types – industrial, commercial, residential, development land, agricultural environment sensitive land, retail stores, mixed use properties, etc.
- Collaborated with developers, legal representatives, and government agencies to produce valuation reports that influenced strategic decision-making. Assisted in refining valuation methodologies and provided subject matter expertise on overall appraisal processes.

Independent Contractor – Commercial & Residential Property Valuations

Jun 2021 – Jun 2024

- Delivered accurate and reliable appraisal reports for banks, financial institutions, private investors, and appraisal management companies across the GTA and Ottawa regions.
- Executed detailed property inspections, market trend analysis, and documentation to support valuation and risk mitigation processes.
- Participated actively in the appraisal review process and contributed insights for continuous improvement of appraisal standards.

Real Estate Consultant, Yardi Systems Inc.

Jan 2020 – Dec 2021

- Enhanced business operations for real estate investment and consulting firms by integrating valuation data into portfolio management strategies.
- Streamlined leasing records and supported operational efficiency through advanced use of real estate software (Yardi Voyager).
- Maintained robust client relationships and provided actionable insights aligned with market trends and economic conditions.

Associate to Assistant General Manager, CBRE (5 promotions)

Mar 2014 – Sep 2019

- Managed teams delivering project valuations and consulting services for diverse real estate portfolios across national and international markets.
- Provided strategic recommendations on commercial investments, land-use planning, product mix optimization, market potential, and return analysis based on macro and micro market insights.
- Collaborated with internal and external stakeholders to establish valuation parameters and support appraisal processes for real properties.
- Provided technical training and mentorship on appraisal best practices, valuation policy development, and market analysis, contributing to team growth and operational excellence.
- Evaluated business intelligence data, reviewed project deliverables, and collaborated on appraising assignments, focusing on analytics, market reports, and presentations.
- Conducted financial modeling, market research, revenue structuring, and project return assessments to guide acquisitions, dispositions, and development projects.
- Supported senior management by preparing capability profiles, investor memorandums, and strategic service pitches.