# *Profile*

# Aspiring Canadian Residential Appraiser (CRA, P.App) | Candidate Member of the Appraisal Institute of Canada. An enthusiastic and highly motivated Candidate Member of the Appraisal Institute of Canada (AIC), actively pursuing the Canadian Residential Appraiser (CRA) designation. Currently enrolled in the BUSI 112 course—Real Property Law and Real Estate Ethics from the University of British Columbia, and having completed 6 of the 8 mandatory CRA courses, I am committed to achieving the CRA designation shortly.

# I am eager to begin my career in real estate within a professional appraisal organization, leveraging my technical, market analytical, and mathematical knowledge. I aim to apply and synthesize the three approaches to value—direct comparison, cost, and income approaches—in a practical, real-world setting. Motivated to contribute to team success through hard work, attention to detail, and strong organizational skills, I am seeking an entry-level real estate appraiser position where I can develop and grow professionally. I am also seeking mentorship from experienced appraisers to enhance my skills and industry expertise.

# *Skills*

* Proficient in MS Office (Word, Excel, PowerPoint, Outlook)
* Strong adaptability and teamwork skills.
* Excellent communication skills for outstanding customer service in fast-paced environments.
* Strong research, analytical, and problem-solving abilities.
* In-depth knowledge of real estate appraisal theory, practices, and methodologies.
* Experience with residential appraisal reports using direct comparison, cost, and income approaches for valuation.

# *Education*

# University of British Columbia, Vancouver, BC, *2022 - 2025*

* Certificate: Foundations in Real Estate Appraisal
* Certificate: Introduction to Appraisal Professional Practice (2022-2023)

**Lambton College**, Toronto, ON, *2019*

* Diploma: Business Management

# *Work History*

**Candidate Appraiser**  
*Galaxy Appraisals*, Brampton, ON  
*February 2024 – Present*

* Communicate with clients and receive orders for home appraisals.
* Schedule and conduct property inspections.
* Analyze comparable sales data and assess market conditions to determine property value.
* Apply appropriate calculation techniques for valuation methods (direct comparison, cost, and income approaches).
* Compile appraisal reports and deliver final appraised market values to clients.

**Security Patrolling Officer**  
*Paladin Security and AARON Protection Services*, Toronto, ON  
*August 2020 – Present*

* Provide security services and maintain a safe and productive environment for clients and staff.
* Train and supervise new security personnel to ensure high-quality service.
* Perform dispatch duties, coordinating communication between teams and clients.

**Warehouse Senior Associate**  
*Indigo*, Brampton, ON  
*September 2018 – January 2020*

* Process and ship customer orders efficiently, ensuring accuracy and timeliness.
* Provide training and assign duties to warehouse staff, overseeing performance.
* Ensure daily production goals are met and manage inventory to prevent delays.
* Resolve customer issues and ensure a positive experience throughout the process.

***ADDITIONAL INFORMATION***

* **Completed 6 of 8 mandatory CRA courses**, Appraisal Institute of Canada (AIC)
* Actively seeking mentorship opportunities with experienced real estate appraisers to enhance technical and practical knowledge further.
* Availability: Immediate