



Valuing Short-Term Rental Properties
4 Hour Continuing Education (AZ CE Credit Pending)

Instructor: JoAnn Apostol, MNAA

Location: Community Foundation Campus
5049 E Broadway Blvd, Tucson, AZ 85711

Date: Wednesday March 27th, 2024

Time:

Registration 8:30am-9:00am

Class Time 9:00am-1:30pm (Lunch Break 12:00pm-12:30pm)

Cost (Included Lunch):

Members \$99

Class plus Membership \$199

Non-Members \$149

Please note refunds for cancelations cannot be accepted within 72 hours of this event

Short-term rentals on sites like Air-B-n-B® and in resort areas are becoming more popular. Using traditional residential methods are not very useful. Learn some ways to take the approved methodologies to apply them to short-term rentals to conclude to value. This course will explore the differences in leases, expenses, and capitalization of the income for short-term rental properties.

Topics covered include:

- Gross versus net leases
- Property Management charges
- Analyzing the comparable rentals
- Case study on an actual rental property

About JoAnn:

JoAnn Apostol has been a Certified Residential Appraiser in Colorado since 2002. She specializes in mountain properties west of Denver and complex residential properties throughout the 6 county Denver Metropolitan Area. JoAnn taught for a national appraisal education program for 17 years which included teaching qualifying education, continuing education, USPAP and was the national appraisal instructor.

She is an AQB Certified USPAP Instructor, a Certified Distance Educator with IDECC, and holds a bachelor's degree in mathematics with an education emphasis and a minor in special education. Appraising is a second career in which she was able to combine her first career of teaching with appraising. Before becoming an appraiser, she taught middle school mathematics for 15 years. Life events forced her to change career paths in 1999 when she discovered appraising and began training in 2000. She has five children and five grandchildren which she enjoys spending time visiting and plays golf weekly. JoAnn consults with individual appraisers for USPAP compliance and board investigations. She currently volunteers with the National Association of Appraisers as the Communications Committee Chair and publishes a quarterly newsletter. She tutors students to pass the National Appraiser Exam and mentors newer appraisers in industry standards and acceptable appraisal methods.