

THE FIRM

Formulated in March 2000, the Firm of T. M. Williamson Consulting Architects, is a Grenada based firm which provides a full range of personalized professional architectural, interior design and property appraisal services. We focus on the needs, requirements, and goals of each client. To each project we bring experience and technical expertise.

Our primary product is service, be it Appraisal or Architecture. An integral part of that service is our personal contact with the client and the individual attention that we give to each project. Our close association with our clients and commitment to achieving project goals has given us satisfied clients.

We offer professional appraisal and real estate consultation, be they for estate tax, acquisition, decision making, or mortgage underwriting, you need solid supportable appraisals, written by appraisal professionals with a strong background in the analysis of income producing properties.

Our residential and commercial appraisal experience spans the spectrum of property types and includes residential buildings, apartments, office buildings, industrial buildings, residential subdivisions, retail buildings and shopping centres and a multitude of other property types. Our full range of services include, but not limited to, consulting, narrative appraisal reports,

form appraisal reports, feasibility and highest and best use studies. Because we are also architects, our reports include accurate CAD reproduction drawings and photos of the buildings. As architects we are involved directly on a daily basis with elemental construction cost of a wide variety of building types which are incorporated into our appraisal analysis. The final report also includes photographs of the appraised property and Computer Assisted Drafting (CAD) drawing of each structure. The CAD is used for illustrative purposes only and is not a certified site survey. The reports are available in hard copy and PDF email format if needed.

Our approach to the Appraisal process is to first define the problem, then plan the appraisal, then collect the data for the subject and comparables properties. We then apply the three value approaches, the Sales Comparison, Cost Approach and the Income Approach to arrive at a value conclusion.

The staff of T. M. Williamson Consulting Architects is comprised of highly qualified Architects, Appraisers and Interior Designers with experience in completing residential and commercial projects. T. M. Williamson Consulting Architects can provide the appraisal services you need whether Residential or Commercial.

SUMMARY OF SERVICES

The summary of appraisal services we offer include the following:

- ✓ Residential Properties
- ✓ Purchase/Sale of Real Estate
- ✓ Commercial Properties
- ✓ Estate Planning
- ✓ Financing/Mortgage
- ✓ Cost Analysis
- ✓ Divorce
- ✓ Appraisal Review
- ✓ Bankruptcy
- ✓ Vacant Land
- ✓ Market Analysis
- ✓ Feasibility Studies
- ✓ Insurance Valuation
- ✓ Mortgage Loans
- ✓ Construction Cost Review
- ✓ Progress Reports

PROFESSIONAL FEES

Professional services are invoiced only on a fee basis. When the scope of work is an assignment clearly definable it may be possible to establish a fixed fee. In all instances, basic remuneration will take into account the nature of the valuation problem, the scope of the service to be rendered, the urgency of the assignment, the information, skill and expertise required, the time to be expended, and the personnel involved. Expenses are charged at a cost.

For established clients, a fee proposal and engagement letter may be all that is required to engage our services. For complicated assignments, it is our practice to first discuss the scope of the work with the client and then submit a proposal for professional service for review, approval and sometimes payment for an initial retainer.

QUALIFICATIONS

TERENCE M. WILLIAMSON:
Principal Architect, Appraiser

Professional Education:

Professional Real Estate Appraisal Program (Dip. REA)

Ashworth College, Norcross, Georgia
(2004-2006)

Bachelor of Architecture (B.Arch)

Howard University, Washington D.C.
(1986-1990)

Architectural Technology (A.A.S)

City University, New York, N.Y.
(1983-1985)



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ENGAGING APPRAISAL SERVICES

T. M. WILLIAMSON CONSULTING ARCHITECTS

ARCHITECTS • INTERIOR DESIGNERS • PROJECT MANAGERS • PROPERTY APPRAISERS
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