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# John P. Lancet

## Employment

*1995 to present*

HVS  
Associate Managing Director for the  
Consulting and Valuation Services and Shared Ownership Services divisions  
Miami, Florida

## Education

Florida International University  
Bachelor of Science in Hospitality Management  
North Miami, Florida

Course 410-Standards of Professional Practice, Part A, Appraisal Institute

Course 420-Standards of Professional Practice, Part B, Appraisal Institute

Course 510-Advanced Income Capitalization, Appraisal Institute

Course 520-Highest and Best Use and Market Analysis, Appraisal Institute

Course 530-Advanced Sales Comparison and Cost Approaches

Course 540-Report Writing and Valuation Analysis

Course 550-Advanced Applications

## Professional Affiliations

State-certified general real estate appraiser #RZ-0002554

General Associate Member of the Appraisal Institute

## **Partial List of Properties Appraised or Evaluated:**

### **UNITED STATES**

#### **Arizona**

- Wyndham Garden, Chandler
- Wyndham Garden, North Phoenix
- Residence Inn, Phoenix
- Wyndham Garden, Phoenix Airport
- Courtyard by Marriott, Scottsdale
- Scottsdale Villa Mirage, Scottsdale
- Sedona Summit, Sedona

#### **California**

- San Luis Bay Inn, Avila Beach
- Four Seasons Aviara, Carlsbad
- Hilton Ontario, Ontario
- ANA Hotel, San Francisco
- Embassy Vacation Resort, South Lake Tahoe

#### **Colorado**

- Wyndham Resort, Steamboat Springs
- Doubletree Hotel, Westminster

#### **Florida**

- Hilton, Altamonte Springs
- Proposed aLoft Hotel, Aventura
- Turnberry Isle Resort, Aventura
- Boca Raton Resort & Club, Boca Raton
- Holiday Inn, Boca Raton
- Holiday Inn Express, Bonita Springs
- Hyatt Coconut Plantation, Bonita Springs
- Proposed Hotel, Boynton Beach
- Proposed Hotel, Bradenton
- Homestead Village, Brandon
- Homestead Village, Clearwater
- Hyatt Aqualea Resort, Clearwater Beach

- Proposed SpringHill Suites, Clearwater Beach
- Proposed Ritz-Carlton, Coconut Grove
- Extended Stay America, Coral Gables
- Courtyard by Marriott, Dania Beach
- Land Valuation, Dania Beach
- Proposed Best Western, Dania Beach
- Proposed Hotel, Daytona Beach
- Proposed Hilton Garden Inn-Delray Beach
- Proposed Seagate Resort, Delray Beach
- Extended Stay America, Doral
- Hawk's Cay Resort & Marina, Duck Key
- Seaside Inn, Fernandina Beach
- Proposed Convention Center Hotel, Ft. Lauderdale
- Proposed Mandarin Oriental, Fort Lauderdale
- Proposed PRC, Fort Lauderdale
- Proposed St. Regis Hotel, Fort Laud.
- Proposed TownePlace Suites, Ft. Lauderdale
- Ritz-Carlton / St. Regis Resort, Fort Lauderdale
- Sheraton Airport, Fort Lauderdale
- Hilton Garden Inn, Ft. Myers
- Radisson Inn, Fort Myers
- Ramada Inn Redevelopment, Fort Myers
- Proposed Hotel, Fort Pierce
- Homewood Suites, Gainesville
- Howard Johnson Hotel, Hialeah
- Ramada Hotel, Hialeah
- Proposed Hotel, Hollywood
- Ambassador Hotel, Hollywood Beach
- Proposed Courtyard by Marriott, Homestead
- Adam's Mark Hotel, Jacksonville
- Homestead Village, Jacksonville
- Proposed Courtyard by Marriott, Jacksonville
- Proposed Residence Inn, Jacksonville
- Fairfield Inn, Jacksonville Beach
- Holiday Inn Sunspree, Jacksonville Beach
- Proposed Hotel, Jupiter
- Proposed Ritz-Carlton, Key Biscayne
- Project Key West, Key West
- Courtyard by Marriott, Kissimmee
- Doubletree Guest Suites, Kissimmee
- Proposed Fractional Development, Kissimmee
- Radisson Resort Worldgate, Kissimmee
- Sheraton Four Points, Lakeland
- Super 8, Lantana
- Proposed Hotel, Mayport
- Baymont Inn & Suites, Miami
- Conrad Hotel, Miami
- Extended Stay America, Miami
- Homestead Studio Suites, Miami
- J.W. Marriott Hotel, Miami
- Miami Airport Hilton, Miami
- Four Seasons Hotel, Miami
- Proposed Convention-Oriented Hotel, Miami
- Proposed Hotel, Miami Dadeland
- Proposed Hotel, Miami Design District
- Proposed Kubik Hotel, Miami
- Proposed MUD, Miami-Downtown
- Proposed Shangri-La Resort and PRC, Miami (Watson Island)
- Radisson Hotel & Suites, Miami
- Residence Inn, Miami-Airport
- 524 Suites, Miami Beach
- Beacon Hotel, Miami Beach
- Best Western, Miami Beach
- Betsy Ross Hotel, Miami Beach
- Blue Moon Hotel, Miami Beach
- Comfort Inn, Miami Beach
- Coral Sands, Miami Beach

- Days Inn, Miami Beach
  - Eden Roc Resort, Miami Beach
  - Edgewater Hotel, Miami Beach
  - Fairfield Inn, Miami Beach
  - Fairwind Hotel, Miami Beach
  - Fontainebleau Resort, Miami Beach
  - Four Points by Sheraton, Miami Beach
  - Greystone Hotel, Miami Beach
  - Habana Libre Beach Resort, Miami Beach
  - Henrosa Hotel, Miami Beach
  - Hotel Ocean, Miami Beach
  - Loews Hotel, Miami Beach
  - Marlin Hotel, Miami Beach
  - Marriott South Beach, Miami Beach
  - Plaza Hotel, The, Miami Beach
  - Proposed Bijou Hotel, Miami Beach
  - Ritz-Carlton Resort, Miami Beach
  - Royal Polo Hotel, Miami Beach
  - Sagamore Hotel, Miami Beach
  - Shore Club, The, Miami Beach
  - SoHo Beach House, Miami Beach
  - Sovereign Hotel, Miami Beach
  - Traymore Hotel, Miami Beach
  - W Hotel, Miami Beach
  - Winterhaven Hotel, Miami Beach
  - Extended Stay America, Miami Springs
  - MainStay Suites, Miami Springs
  - Wingate Inn, Miramar
  - Hilton Hotel, Naples
  - Proposed Hotel, Naples, FL
  - Proposed Holiday Inn and Suites, Ocala
  - Baymont Inn & Suites, Orlando
  - Blue Tree Resort, Orlando
  - Cypress Pointe Resort, Orlando
  - Crowne Plaza Hotel, Orlando
  - Embassy Vacation Resort, Orlando
  - Floridian Hotel, Orlando
  - Grand Hyatt Cypress, Orlando
  - Hilton Grand Vacations Club-
    - SeaWorld Resort
    - Tuscany Village
  - Ruby Lake Resort
  - International Plaza Resort, Orlando
  - Land Valuation-Western Beltway, Orlando
  - Marriott Hotel, Orlando-downtown
  - Nickelodeon Family Suites, Orlando
  - Peabody Hotel, Orlando
  - Proposed Universal Hotel Complex, Orlando
  - Proposed Palazzo del Lago, Orlando
  - Proposed Condo-Hotel, Orlando
  - Brazilian Court Hotel, Palm Beach
  - Proposed Palm House Hotel, Palm Beach
  - Ocean Club Beach Resort, Palm Beach
  - Proposed Marina Village Hotel, Panama City
  - Hampton Inn, Pensacola Beach
  - Hilton Garden Inn, Pensacola Beach
  - Proposed Bradford Homesuites, Pinellas Park
  - Proposed Hotel, Pompano Beach
  - Club Med Sandpiper, Port St. Lucie
  - Proposed Hotel, St. Petersburg
  - Proposed Hampton Inn and Suites, Sarasota
  - Proposed Residence Inn, Sarasota
  - Proposed Island Spa Resort, Singer Island
  - Loews Don Cesar Resort, St. Pete Beach
  - Proposed Hotel and Vacation Ownership Resort, St. Pete Beach
  - Sirata Beach Resort, St. Pete Beach
  - Ritz-Carlton Resort, South Beach
  - Doubletree Ocean Point Resort, Sunny Isles
  - Proposed Solis Hotel, Sunny Isles
  - Beach House Resort, Surfside
  - Holiday Inn Downtown, Tampa
  - Proposed Hotel, Tampa
  - Proposed Westin Hotel, Tampa
  - Tampa Airport Hilton, Tampa
  - Wyndham Harbour Island, Tampa
  - Homestead Village, Tampa Airport
  - Costa D'Este Hotel, Vero Beach
  - Proposed aLoft Hotel, West Palm Beach
  - Proposed Clematis Hotel, West Palm Beach
  - Proposed Renaissance Hotel, West Palm Beach
  - Proposed Courtyard by Marriott, Weston
- Georgia**
- Proposed Boutique Hotel, Atlanta
  - Wyndham Garden, Atlanta
  - Wyndham Garden, Atlanta
  - Best Western, Savannah
  - Proposed Fractional Resort, Savannah
  - Staybridge Suites, Savannah
  - Ocean Plaza Beach Resort, Tybee Island
- Hawaii**
- Hilton Grand Vacations Club-
    - Kalia Tower
    - Waikoloa Beach Resort
    - Hilton Hawaiian Village
    - Waikoloa King's Land
    - The Grand Waikikian
  - Ritz-Carlton Kapalua
- Illinois**
- Proposed Hotel and Spa, Glencoe
  - Holiday Inn, Gurnee
  - Proposed Orrington Hotel, Evanston
- Maine**
- Proposed Resort, Brownville
- Maryland**
- Baltimore Hilton and Towers, Baltimore

**Michigan**

- Waterfront Inn, Traverse City

**Minnesota**

- The DeCathlon Club, Minneapolis

**Mississippi**

- Proposed Timeshare Resort, Tunica

**Nevada**

- Residence Inn by Marriott, Las Vegas
- Ridge Pointe, Stateline
- Hilton Grand Vacations Club-
  - Las Vegas Flamingo
  - Las Vegas Blvd I & II
  - Lake Las Vegas

**New Jersey**

- Proposed Radisson Hotel, Atlantic City
- Proposed condo-hotel, Ocean City
- Proposed Hotel, Wildwood

**New York**

- Hilton Grand Vacations Club-
  - 57<sup>th</sup> Street Tower

**North Carolina**

- Autumn Woods, Carrboro
- Proposed Resort, Cashiers
- Hilton Executive Park, Charlotte
- Wyndham Garden, Charlotte
- Radisson, Research Triangle Park

**South Carolina**

- Proposed Hotel, Bay Point Island
- Two Proposed Hotels, Columbia
- Proposed Condo-Hotel, Daniel Island
- Inter-Continental Hotel, Hilton Head

- Hilton Oceanfront Resort, Hilton Head

**Tennessee**

- Days Inn, Nashville

**Texas**

- Flying L Guest Ranch, Bandera
- Marriott Suites, Dallas
- Sheraton North Houston, Houston
- Courtyard by Marriott, Plano
- MainStay Suites, Plano
- Residence Inn by Marriott, Plano
- Proposed Radisson, San Antonio
- San Antonio Hilton, San Antonio

**Virginia**

- Embassy Suites, Tysons Corner
- Greensprings Plantation, Williamsburg
- Powhatan Plantation, Williamsburg
- Proposed Hotel, Woodbridge

**Washington**

- Courtyard by Marriott, Seattle

**Wyoming**

- Proposed Hotel, Jackson Hole

**INTERNATIONAL****Anguilla**

- Cap Juluca Resort
- Proposed Temenos Resort

**Antigua**

- Halcyon Cove, Dickenson Bay
- Proposed Le Meridien Resort, Willikies

**Aruba**

- Proposed Fractional Resort, Eagle Beach

- Wyndham Resort, Casino, and Spa

**Australia**

- Timeshare Research

**Bahamas**

- Abaco Beach Resort & Boat Harbour
- Green Turtle Cay, Abaco
- Breezes Resort, Cable Beach
- Proposed Resort, Cat Island
- British Colonial Hilton, Nassau

**Belize**

- Proposed Resort, Plasensia

**Canada**

- Georgian Manor Resort, Collingwood

**Cayman Islands**

- Proposed Condo/Fractional Development, North Point, Grand Cayman Island
- Grand Cayman Marriott Beach Resort, Grand Cayman

**Costa Rica**

- Four Seasons Resort, Peninsula Papagayo
- Proposed Novotel Hotel, San Jose

**Curacao**

- Breezes Hotel and Casino
- Floris Hotel
- Hilton Hotel and Casino

**Dominica**

- Proposed Mixed-Use Resort, Hampstead Estate
- Proposed Resort, Woodford Hill

**Dominican Republic**

- Casa de Campo
- Proposed Hotel and Residences, Cabrera
- Club Med Punta Cana
- LTI Beach Resort, Punta Cana
- Timeshare research

**Dubai**

- Palm Crescent Vacation Club @ The Palm Sun Resort, Palm Island

**Grenada**

- Grand Beach Hotel
- Proposed Resort, Prickly Bay
- Proposed Hotel, St. George

**Honduras**

- Proposed Hotel and Fractional Units, Roatan

**Mexico**

- Proposed Puerto Cancun Project, Cancun
- Proposed Hotel, Playa del Carmen

**Panama**

- Buenaventura Resort and PRC, Farallon
- Proposed Luxury Resort, Isla del Rey
- Proposed Albrook Hotel, Panama City
- Proposed City Center MUD, Panama City
- Proposed Panama Bay Hotel and Casino, Panama City
- Proposed Riviera Hotel, Panama City

- Proposed Lazur Resort and Convention Hotel, Naos Harbour Island

**Puerto Rico**

- Mayaguez Resort and Casino
- San Juan Beach Resort

**St. Barths**

- Proposed Ultra-Luxury Resort, Pointe Milou

**St. Kitts**

- Proposed Mandarin Oriental Resort, Majors Bay

**St. Lucia**

- Ladera Resort, Soufreire

**St. Maarten**

- Proposed Martin Quarter MUD

**Trinidad**

- Proposed Sheraton Hotel

**Turks and Caicos Islands**

- Amanyara Resort
- Proposed Mandarin Oriental, Dellis Cay
- Beaches Resort, Providenciales
- Proposed Luxury Hotel and Villas
- Third Turtle Club, Providenciales
- Parrot Cay Resort, Parrot Cay

**United States Virgin Islands**

- Bluebeard's Beach Club, Bluebeard's Castle, and Elysian Beach Resort – St. Thomas
- Proposed Crowne Plaza – St. Thomas

**Zanzibar**

- Proposed Timeshare Resort

**EXPERT WITNESS EXPERIENCE**

- Fourth Judicial Circuit Court
- United States Bankruptcy Court, Southern District of Florida Miami-Dade Division
- United States Bankruptcy Court, Southern District of Georgia Savannah