



## Real Estate Valuation Services

Marshall & Stevens is a recognized leader in commercial real estate valuation services. At Marshall & Stevens, our commercial real estate valuation professionals understand the importance of client service. We value each client and assignment, knowing that our work becomes an integral part of your process. Our Real Estate Valuation professionals provide independent, credible valuation and advisory services.

We are known for delivering high quality work through an insightful service-oriented approach. We are committed to delivering on-time, every time.

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### Real Estate Valuation Services

We appraise commercial real estate interests for our clients, for a variety of purposes. Our clients rely on our services on a national basis for a variety of reasons, and our list of services below illustrate the complexity of their needs:

- Ad Valorem/Property Tax
- Appraisal
- Appraisal Review
- Assets Impairment
- Condemnation
- Consulting
- Fresh Start Accounting
- Insurance Valuation
- Litigation Support
- Mergers & Acquisitions Advisory
- NAV Opinions for REITs
- Partnership Dispute
- Portfolio Valuation
- Purchase Price Allocation (ASC 805)
- Single Property Valuation
- Structured Finance
- Tax-Related
- Transaction Consulting
- Trust & Estate

Our appraisal and consulting reports are tailored to satisfy the needs of the client, whether for lending purposes, financial reporting purposes, estate planning or dispute resolution purposes.

We appraise a variety of property types and various interests in real property, including:

- Civic Properties
- Core Property Types
- Educational Uses
- Energy & Infrastructure
- Health-Related Property
- Interests Appraised
- Marine-Related Property
- Unique Property Types

## Real Estate Valuation Experience

We have years of experience valuing institutional assets such as office towers, shopping centers, industrial complexes, apartment buildings, condominium or cooperative buildings, self-storage properties, marinas, land and mixed-use developments.

We work seamlessly with our Business Valuation, Cost Segregation and Machinery and Equipment experts to provide a full suite of services to our clients. In fact, many clients choose Marshall & Stevens because we can value the full array of assets and liabilities within our firm. Not many firms offer that full range of expertise.

We are experts in Discounted Cash Flow Analysis. We understand the need to support our key conclusions to deliver transparency through our reports so the client can fully understand the valuation results.

Our professionals are experts in identifying problems and solving them: we have been called upon by our clients to solve complicated tax issues involving the IRS and relied upon by our clients to assist with their auditing processes.

We utilize analytic models to study the markets in which we work. Our trend line reports show graphically the trends that are developing within these markets, covering rents, vacancy, absorption and new deliveries.

## About Marshall & Stevens

Marshall & Stevens is a recognized leader in valuation and litigation support. We assist our clients with planning, due diligence, negotiation and reporting issues related to financings, mergers, acquisitions, divestitures, restructurings, insurance placement and tax-related transactions. Our in-house specialists provide a full portfolio of valuation-related services, including transaction advisory for machinery & equipment, facilities, real estate, businesses and intangible assets, and debt and equity instruments.

## Our Team

Our professionals are highly trained, well educated, and continue their career education. Many of our professionals have prestigious designations, including Certified Public Accountants (CPA), Accredited Senior Appraiser (ASA), Member of the Appraisal Institute (MAI), the Royal Institute of Chartered Surveyors (MRICS), Certification in Distressed Business Valuation (CDBV), as well as Accredited in Business Valuation (ABV).

## Services Offered by Marshall & Stevens

- Business Valuation and Opinions
- Cost Segregation
- Dispute & Litigation Support
- ESOP Valuation
- Financial Reporting
- Financial Valuation
- Health Care Valuation
- Machinery & Equipment Valuation
- Private Equity & Portfolio Analyses
- Real Estate Valuation
- Structured Finance / Leasing
- Tax Planning & Reporting
- Transaction Opinion Services

**For Further Information** about our Real Estate Valuation services, please contact:

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