

The Building Name

1234 Address Street
City, State Zip



Opinion of Value

YOUR
LOGO

Table of Contents

Executive Summary	#
Property Overview	#
Market Overview	#
Comparables	#
Opinion of Value	#
Financial Analysis	#

DISCLAIMER

This valuation analysis or broker opinion of value is not an appraisal and has not been performed in accordance with the Uniform Standards of Professional Appraisal Practice. Neither you, nor any third parties, may rely on this analysis for any tax purposes, estate work, litigation, lending or any other matter other than your direct use in connection with a contemplated transaction.

PREPARED FOR

Full Name of Client

Company Name

1234 Address Street

Suite #

City, State Zip

PREPARED BY

Full Name	Full Name	Full Name
Title	Title	Title
###.###.###	###.###.###	###.###.###
email@yourdomain.com	email@yourdomain.com	email@yourdomain.com

 ###.###.###

 yourdomain.com

 info@yourdomain.com

 1234 Address Street, Suite #
City, State Zip

Executive Summary

SUMMARY

ADDRESS	1234 Address Street City, State Zip
TOTAL SQUARE FEET	±##### SF
OCCUPANCY	## %
CLASSIFICATION	Class A Multifamily
YEAR BUILT	##, Renovated in ####
CONSTRUCTION	Brick, Concrete and Steel

OPINION OF VALUE

It is our opinion that the The Building (1234 Address Street) would sell, after being exposed to the market for 30 to 60 days and would yield a sale price between \$##### and \$#####, cash at closing, in first/secon/third/fourth quarter 20## (including a due diligence period).

The sales price was based off sales comparables, availability of utilities, future development potential and location. Our price assumes clean environmental conditions, no soil issues, or other environmental problems.

HIGH VALUE RANGE	\$ #####
PROBABLE VALUE	\$ #####
LOW VALUE RANGE	\$ #####



Property Overview

PROPERTY DESCRIPTION

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.

LOCATION DESCRIPTION

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed do eiusmod tempor incididunt ut labore et dolore magna aliqua. Ut enim ad minim veniam, quis nostrud exercitation ullamco laboris nisi ut aliquip ex ea commodo consequat.



STRENGTHS

- Central location in City
- Classic exterior
- Recently improved interior spaces



WEAKNESSES

- Not enough parking for size
- Major tenant lease expires in <month, year>
- Existing cashflow is minimal
- Deferred maintenance to exterior



OPPORTUNITIES

- Higher rents than competing properties
- Low tenant improvement costs due to long occupancy
- Higher rents attainable with minor improvements



THREATS

- Significant turnover in year ####
- Restrooms are inadequate for office space



###.###.####



yourdomain.com



info@yourdomain.com



1234 Address Street, Suite #
City, State Zip

Property Overview

AERIAL / STREET MAP

CALLCOMARKETING.COM



###.###.####



yourdomain.com



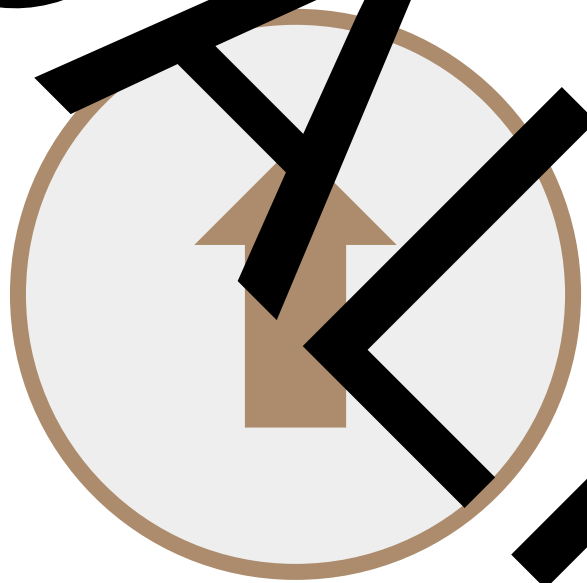
info@yourdomain.com



1234 Address Street, Suite #
City, State Zip

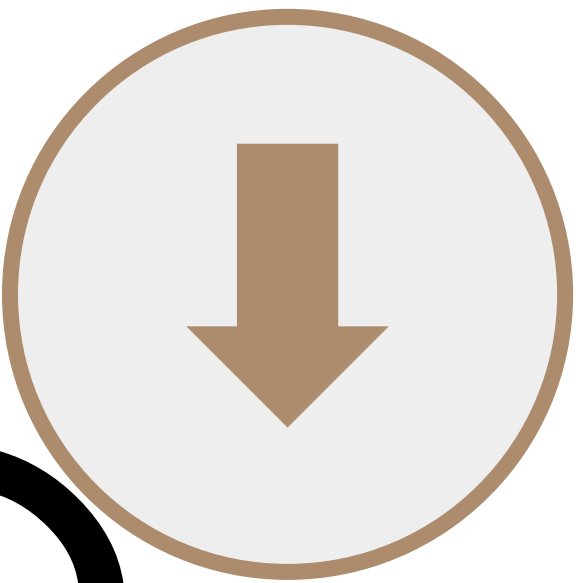
Market Overview

#Q 20## TRENDS



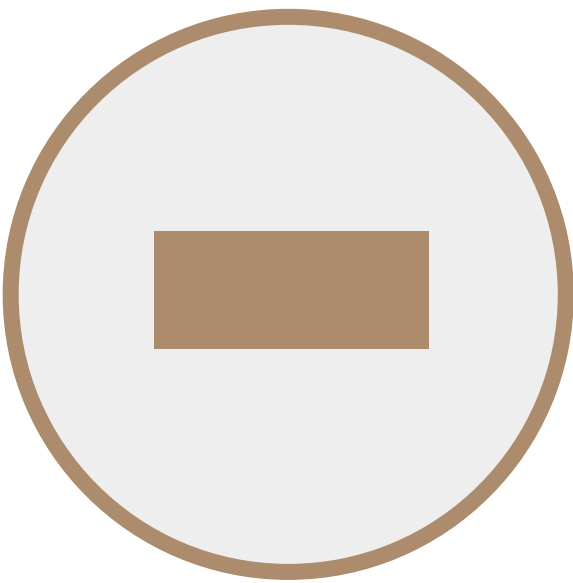
ABSORPTION
RATE

##%



AVERAGE
RENT

\$##.###



SALES
TRANSACTIONS

\$####



VACANCY

##%

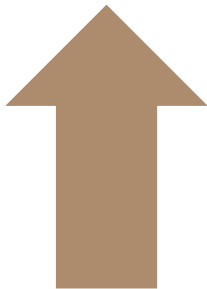


AVERAGE SALE
PRICE

\$#.## psf

ABSORPTION RATE

##%



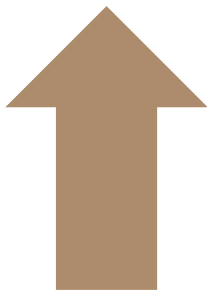
by ##% since #Q

For <Building type> in <City, State> #Q 20##

Net absorption for the overall <City> <Building Type> market was positive / negative ##### square feet in the # quarter of 20##.

VACANCY RATE

##%



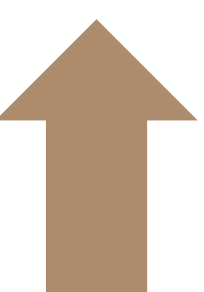
by ##% since #Q

For <Building type> in <City, State> #Q 20##

Vacancy rate for the overall <City> <Building Type> market was positive / negative ##% in the # quarter of 20##.

RENTAL RATES

\$##.##



by ##% since #Q

For <Building type> in <City, State> #Q 20##

The average quoted asking rental rate for available <Building Type> space was \$##.## per square foot per year in # quarter of 20## in the <City> market area.



###.###.####



yourdomain.com



info@yourdomain.com



1234 Address Street, Suite #
City, State Zip

Comparable Sales



###,###,###	
PROPERTY NAME OR TITLE	
DATE CLOSED	Month 20##
ADDRESS	1234 Address Street City, State Zip
TOTAL SQUARE FEET	±##### SF
OCCUPANCY	## %
CLASSIFICATION	Class A Multifamily
YEAR BUILT	####, Renovated in ####
SELLER	Name



###,###,###	
PROPERTY NAME OR TITLE	
DATE CLOSED	Month 20##
ADDRESS	1234 Address Street City, State Zip
TOTAL SQUARE FEET	±##### SF
OCCUPANCY	## %
CLASSIFICATION	Class A Multifamily
YEAR BUILT	####, Renovated in ####
SELLER	Name



###,###,###	
PROPERTY NAME OR TITLE	
DATE CLOSED	Month 20##
ADDRESS	1234 Address Street City, State Zip
TOTAL SQUARE FEET	±##### SF
OCCUPANCY	## %
CLASSIFICATION	Class A Multifamily
YEAR BUILT	####, Renovated in ####
SELLER	Name

Comparable Sales Location

AERIAL / STREET MAP

CALLCOMMARKETING.COM



###.###.####



yourdomain.com



info@yourdomain.com



1234 Address Street, Suite #
City, State Zip

Comparable Leases



###.## psf	
PROPERTY NAME OR TITLE	
DATE CLOSED	Month 20##
ADDRESS	1234 Address Street City, State Zip
TOTAL SQUARE FEET	±##### SF
UNITS	##
CLASSIFICATION	Class A Multifamily
YEAR BUILT	####, Renovated in ####
SELLER	Name



###.## psf	
PROPERTY NAME OR TITLE	
DATE CLOSED	Month 20##
ADDRESS	1234 Address Street City, State Zip
TOTAL SQUARE FEET	±##### SF
UNITS	##
CLASSIFICATION	Class A Multifamily
YEAR BUILT	####, Renovated in ####
SELLER	Name



###.## psf	
PROPERTY NAME OR TITLE	
DATE CLOSED	Month 20##
ADDRESS	1234 Address Street City, State Zip
TOTAL SQUARE FEET	±##### SF
UNITS	##
CLASSIFICATION	Class A Multifamily
YEAR BUILT	####, Renovated in ####
SELLER	Name

Comparable Lease Location

AERIAL / STREET MAP

CALLCOMMARKETING.COM



###.###.####



yourdomain.com



info@yourdomain.com



1234 Address Street, Suite #
City, State Zip

Pro Forma Assumptions

Take a screenshot of your spreadsheet and place it here.

CALICOMARKETING.COM



###.###.####



yourdomain.com



info@yourdomain.com



1234 Address Street, Suite #
City, State Zip

Financial Analysis / Other

How to add financial statements:

- 1. Make copies of this page.
- 2. Rename title of each page.
- 3. Take a screenshot of required spreadsheets.
- 4. Paste them on these pages.

WWW.COMARKETING.G.COM



###.###.####



yourdomain.com



info@yourdomain.com



1234 Address Street, Suite #
City, State Zip

Let's get started

We will work together on a plan to enhance the profitability of your real estate portfolio.

YOUR
LOGO



###.###.###

FULL NAME

Title

###.###.### mobile

email@yourdomain.com

FULL NAME

Title

###.###.### mobile

email@yourdomain.com

FULL NAME

Title

###.###.### mobile

email@yourdomain.com

FULL NAME

Title

###.###.### mobile

email@yourdomain.com

Stop suffering with an underperforming real estate portfolio.

Let [COMPANY] assist in analyzing your current situation and make recommendations on available properties to increase your revenue.



###.###.###



yourdomain.com



info@yourdomain.com



1234 Address Street, Suite #
City, State Zip