

**Current Market Evaluation**

This Opinion of Value is not an appraisal. This Drive-by Opinion of Value, while deemed reliable, is limited by exterior viewing of the subject property only and therefore neither CORPORATE VALUATION SERVICES, INC., nor the Field Agent conducting this report shall be held liable for this condition.

Requested by:	Date:
Contact Person:	

**BROKER ASSIGNED**

Company:	Address:
Broker/Agent:	E-Mail Address:
Telephone:	Fax Number:

**SUBJECT LAND FOR OPINION**

Loan Number:	Street:		
Type of Commercial Property:	City/State/Zip:		
<b>SITE</b>		<b>STRUCTURE</b>	
Lot Size: Choose	Zoning: Choose	Number of Units:	
Is Subject in a Flood Plain? Choose		Total Unit(s) Square Feet:	
Parking: Choose	Num. of spaces:	Type of Structure:	Choose
<b>TAXES</b>		<b>UTILITIES</b>	
Tax Assessed Value:	Electricity: Choose	Water: Choose	Choose
Annual Taxes:	Gas: Choose	Sewer: Choose	Choose

**NEIGHBORHOOD FACTORS**

Location: Choose	Marketing Time: Choose
Property Values: Choose	Available Competing Listings: Choose
Is there New Construction Activity in the Area: Choose	The New Construction is: Choose

**GENERAL DESCRIPTION OF SUBJECT, ITS PRESENT USE AND SURROUNDING AREA**

**COMPARABLE SALES**

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street				
City/State				
Proximity to Subject		Mile(s)	Mile(s)	Mile(s)
Sales Price				
Date of Sale / Days on Mkt				
Bldg Sq Ft/Price per Sq Ft	0	\$0.00	\$0.00	\$0.00
Lot Size	0 Choose	Choose	Choose	Choose
Location	Choose	Choose	Choose	Choose
Age in Years				
Condition	Choose	Choose	Choose	Choose
Number of Units	0			
Parking Facilities	0 Choose	Choose	Choose	Choose
Other				

**COMMENTS ON SOLD COMPARABLES** (Please indicate type of property for each comparable)

Comparable #1:	
Comparable #2:	
Comparable #3:	

**MARKET VALUE**

Probable Marketing Time: Choose	<b>As-Is Normal Sale</b>	<b>As-Is Quick Sale</b> (If less than probable Marketing Time)
Suggested List Price:		
Probable Sale Price:		