

Commercial 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:

EXPERIENCE: Has your Real Estate work experience included the subject property type? Please comment.

SUBJECT PROPERTY FOR OPINION

Loan Number:	Street:		
Type of Commercial Property:	City/State/Zip:		
SITE		STRUCTURE	
Lot Size: Choose	Zoning: Choose	Number of Units:	
Is Subject in a Flood Plain? Choose		Total Unit(s) Square Feet:	
Parking: No	Num. of spaces:	Type of Structure: Choose	
TAXES		UTILITIES	
Tax Assessed Value:	Electricity: Choose	Water: Choose	
Annual Taxes:	Gas: Choose	Sewer: 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

MARKET VALUE

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

CIRCUMSTANCES AFFECTING MARKET VALUE

Examples of any special or unusual conditions of the property or marketplace that affect market value. Example: known presence of hazardous waste, expired permits, recent changes in local industry, wetlands, local opposition, condition of the property, local economy, etc.

COMPARABLE SALES

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street				
City/State				
Proximity to Subject		Block(s)	Block(s)	Block(s)
Sales Price				
Date of Sale / Days on Mkt				
Bldg Sq Ft	0			
Price per Sq Ft (Auto Calc)				
Lot Size	0.00 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

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

ACTIVE LISTINGS

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Street				
City/State				
Proximity to Subject		Block(s)	Block(s)	Block(s)
Original List Price				
Current List Price				
List Date / Days on Market				
Bldg Sq Ft	0			
Price per Sq Ft (Auto Calc)				
Lot Size	0.00 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 ACTIVE LISTING COMPARABLES

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