

Rental Analysis

This Analysis is not an appraisal. This Analysis, while deemed reliable, has been performed by a Qualified Evaluator and is just an *OPINION ONLY* and therefore neither CORPORATE VALUATION SERVICES, INC., nor the evaluator conducting this report shall be held liable.

Requested by:		Date:	
Contact Person:			

ASSIGNED EVALUATOR

Company:		Address:	
Broker/Agent:		E-Mail Address:	
_____ Broker/Agent Signature			Broker/Agent Signature on file
Telephone:		Fax Number:	

SUBJECT PROPERTY FOR ANALYSIS

Loan Number:	Zoning:	Property Type/Current Use:
Street		Highest and Best Use:
City/State/Zip:		

SITE

STRUCTURE

Lot Size: Choose	Is Subject in Flood Plain? Choose	Number of Units:
Parking: Choose	Num. of spaces:	Total Unit(s) Square Feet:
Zoning Classification	Zoning Description	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	Demand/Supply: Choose
Is there New Construction Activity in the Area: Choose	The New Construction is: Choose

COMPARABLE RENT ANALYSIS

ITEM	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Property Type: <small>(this field is mandatory / type can be found on the attached list and type should be entered by the corresponding number)</small>				
Street				
City/State				
Condition	Choose	Choose	Choose	Choose
Proximity to Subject		Block(s)	Block(s)	Block(s)
Tenant				
Area Leased in Sq Feet				
Lease Commencement Date				
Annual Rental Rate/Sq Foot				
NNN(Triple Net Reimburse)				
Source(s) of information for comparables (MLS, Public Records, etc.)				

Summarize all comparable data (in narrative form) as each relates to the subject and how the data was used to determine the Market Value of the subject property.

MARKET VALUE

Probable Marketing Time: Choose	Market Value Normal Sale