

Real Estate Valuation Consulting

Financial institutions, funds, investors, developers, and corporations engage us to provide independent opinions in support of billions of dollars in real estate transactions annually. With experience comes the knowledge and expertise to value every major type of property – from vacant land to complex investment properties, such as urban mixed-use developments, hotels, and condominiums.

We are experts in identifying problems and solving them. We have been called upon by our clients to solve complicated federal, state, and local tax issues and relied upon by our clients to assist with their financial processes.

DIVERSE EXPERIENCE

The experience of our real estate valuation professionals includes, but is not limited to:

- Data Centers
- Development Projects
- Conservation & Utility Easements
- Education Related Facilities
- Healthcare
- Hospitality & Gaming
- Industrial & Commercial
- Land
- Marine Related Facilities
- Multi-Family & Student Housing
- Net Leased Properties
- Mixed-Use Facilities
- Office
- Religious Related Facilities
- Retail
- Self-Storage
- Transmission/Cell Phone Towers
- Warehouse & Distribution

Clients also engage us to deal with complex issues related to tax abatement, zoning, new development, additions, renovations, and adaptive re-use of older properties that have reached the end of their useful life.

REGULATORY COMPLIANCE

Real estate finance and fund management are highly regulated industries. Our analyses conform to the requirements of the Uniform Standards of Professionals Appraisal Practice (**USPAP**), with local, state, and federal requirements, and with the Financial Institutions Reform, Recovery and Enforcement Act (**FIRREA**) when engaged by financial institutions.

Every analysis is fully supported, meticulously documented, and clearly communicated so that our clients can confidently make vital real estate decisions. Our reports are regularly reviewed and accepted by public accounting firms and by local, state, and federal agencies.

REAL ESTATE VALUATION SERVICES

- Appraisal of Single Assets and Property Portfolios
- Appraisal Review
- Consulting and Due Diligence
- Cost Segregation Analyses (*see below*)
- Dispute Resolution and Litigation Support
- Estate and Gift Tax Reporting
- Fairness Opinion
- Financial Reporting
- Fund/Portfolio Valuation
- Insurance Placement
- NAV Opinions for REITS
- Property Tax Consulting
- Sale Leaseback and Fair Lease Analysis

The real estate professionals at Marshall & Stevens are highly trained and well-educated. Members of our staff have earned prestigious designations such as the **MAI** offered through the Appraisal Institute as well as the **MRICS** designation offered through the Royal Institute of Chartered Surveyors and are licensed in various states.

Cost Segregation is an analysis of acquired or constructed buildings and improvements for the purpose of accelerating depreciation of specific components within a property, thereby **reducing the federal tax burden for investors**.

Cost Segregation engineers utilize the Modified Accelerated Cost Recovery System ("MACRS") section of the Internal Revenue Code to identify components of the electrical systems, plumbing, HVAC, interior finishes, and site improvements that may be classified as IRS Section 1245 Personal Property with lives of 5, 7, or 15 years rather than Section 1250 Real Property with a depreciable life of 39.0 years (27.5 years for multifamily). *For more information, consult our website or reach out to us for a conversation.*

Marshall & Stevens

Founded in 1932, Marshall & Stevens is a nationally recognized, full-service valuation firm. Our clients are diverse, and we approach each client's particular needs with a fresh perspective. Our expertise enables us to assemble multi-disciplinary teams to satisfy client needs on domestic and international assignments.



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