



COMMERCIAL VALUATIONS

Types & Price



Commercial Evaluation Forms

Drive-By Evaluation: A drive-by evaluation is made without examining the interior of a commercial property. The commercial evaluation takes a look at the property condition, surrounding locations, and similar sites to approximate a value for loans under \$500k.

Commercial Sales Evaluation: Sales evaluations focus on a sales comparison analysis, utilizing three recently sold comparables within a general radius of the subject property. An in-depth review and assessment is given in the report.

Income Evaluation: An income evaluation takes a look at the estimated income a property is expected to generate in the future. Certain key aspects such as net operating income (NOI) and capitalization rates are reviewed. This evaluation allows investors to determine what they might be willing to pay for a property.

Interior Evaluation: Interior evaluation includes an inspection of the inside of a property. This evaluation is usually accompanied by photographs and evaluator assessments reviewing the condition, quality, characteristics, and functionality of the property.

Types of Evaluation: Interagency Guidelines (IAG) require evaluations to provide a conclusion of "value." Twenty-seven states allow a broker or real estate agent to conclude value. All other states require an appraiser to conclude value. A tier-based evaluation allows for the most cost- and time-effective solution.

Type 1: Provides a broker-concluded value for the most cost-effective appraisal alternative available.

Type 2: Provides an appraiser-concluded value for compliance and the added confidence of a certified general appraiser.

Broker Price Opinion Forms

Drive-By BPO: A drive-by BPO involves more than passing by a property or site and taking a picture with your phone. It focuses on the outside of a property and houses information concluded from estimates and educated assumptions by the broker.

Commercial Sales BPO: Commercial BPOs offer insights into past sales, evaluating comparable transactions of similar properties. Broker opinions highlight the difference and similarities between each comparable and the subject.

Income BPO: A broker will take a look into potential revenue for the property to see how it might influence the final sales price. It compares subject rental incomes, contract rent, market rent, and potential gross income.

Interior BPO: Interior BPOs involve photographing and assessing a property's interior. A broker might require things like room count, estimating square footage, and condition. In some cases, with an interior BPO, the broker will contact the current owner or tenant.



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Get the Evaluation that suits your need.
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A commercial valuation requires an independent and unbiased surveyor to provide an assessment on the projected current market value of a property based off a number of components and comparable analysis.

		5-DAY	7-DAY	10-DAY
Broker Price Opinion	Drive-By, Commercial Sales & Income BPO	\$710	\$660	\$610
	Drive-By, Commercial Sales Only BPO	\$420	\$360	-
	Interior, Commercial Sales & Income BPO	-	\$710	-
	Interior, Commercial Sales Only BPO	-	\$420	-
Type 1 Evaluation	Drive-By, Commercial Sales & Income Evaluation	\$760	\$710	\$660
	Drive-By, Commercial Sales Only Evaluation	\$470	\$390	-
	Interior, Commercial Sales & Income Evaluation	-	-	\$710
	Interior, Commercial Sales Only Evaluation	-	\$440	-
Type 2 Evaluation	Drive-By, Commercial Sales & Income Evaluation	\$1050	\$990	\$930
	Drive-By, Commercial Sales Only Evaluation	\$720	\$640	-
	Interior, Commercial Sales & Income Evaluation	-	-	\$990
	Interior, Commercial Sales Only Evaluation	-	\$690	-