

Commercial Evaluation

Compliant, Cost-Effective Solution for Small Balance Loans

Commercial appraisals are fine when you have unlimited time and budget. But when speed is important and the borrower's funds to close are tight, commercial evaluations are a fast, reliable, and affordable solution for lower value loans.

If you're securing loans valued at \$500,000 or less, a commercial evaluation is a perfect fit. It's also ideal for valuing commercial properties to be used as collateral on business loans less than \$1 million and for extending credit and loan modifications.

Types of Commercial Evaluations

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.

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.

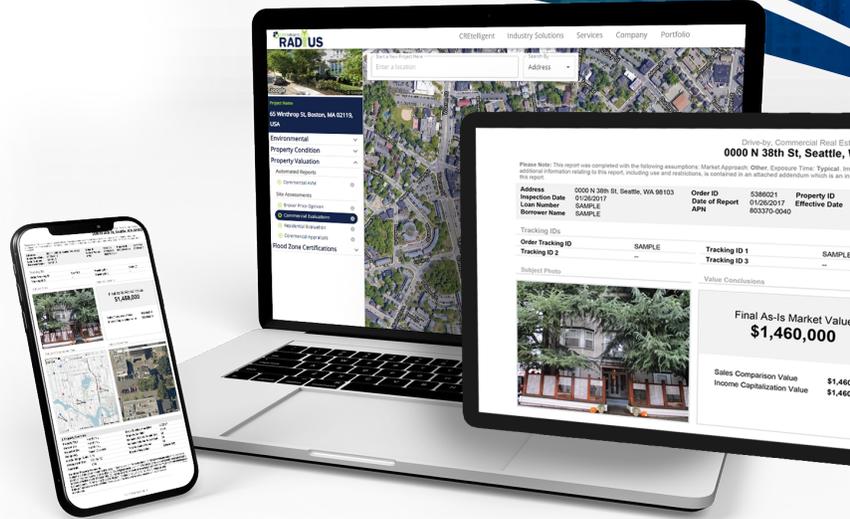
Income Evaluation: An income evaluation takes a look at the estimated income a property is expected to generate in the future. Certain key aspects such as net operating income (NOI) and capitalization rates are reviewed. This evaluation allows investors to determine what they might be willing to pay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

Full IAG Compliant: 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. Your CREtelligent representative can help you define the state requirement for your evaluation project.

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

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



Commercial Evaluation Features

- Data-rich, easy to interpret reports
- Sales and Sales & Income approaches to value
- Compliant with latest state regulations and IAG Guidelines
- Nationwide network of highly trained brokers and appraisers
- All property types including special purpose

	5 DAY	7 DAY	10 DAY	
Tier 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	—
Tier 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	—