



URBAN REALTY SOLUTIONS

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STATE-CERTIFIED GENERAL APPRAISER RZ940

Portfolio Analysis

In one instance, we were asked to provide values of an 1,100 unit apartment portfolio, prepare a marketing package and present to a possible investor, all within 30 days. The assignment was completed on time, and we assisted in the due diligence and inspections. We helped coordinate all phases, and the closings successfully occurred some 30 days thereafter.

In another instance, URS was retained to estimate value of the assets of a retail development company, which included a portfolio of properties in varying states of development, from vacant land to fully leased income producing properties. The appraisal of the properties had two purposes. The primary task was to complete the appraisals in a timely manner in order to meet the needs of the client in their dealings with the IRS. The secondary task was to estimate a value of the portfolio for the owners to negotiate a fair division of the company.

The appraisal reports conformed with the Uniform Standards of Professional Appraisal Practice (USPAP) and met the reporting requirements of the IRS. The detailed analyses of each property, many in process of construction, provided a value point at which to begin negotiations among stockholders. URS worked closely with the owner's representatives to ensure that the advisors understood the intricacies of the each property.