

Valuation Services

Under the direction of Alfred E. Medina, MAI, the Valuation Services group at Development Advisors, LLC (“Advisors”) offers a wide variety of commercial real estate valuation solutions for its clients – whether they be lenders, borrowers (owners and developers) or investors.

By first identifying the scope of the appraisal, we can design a customized format to effectively communicate appropriate answers to your specific value questions. Through a personal consulting process, reports are tailored to meet your current requirements, as well as all of the rapidly changing accounting standards and government regulations.

In such a chaotic, disorderly and noisy environment, a clear and focused understanding of the macro and micro conditions is required. Being able to see trees through the forest requires special attention to the unique qualities of your property location and conditions. The Advisors team is committed to providing supportable values with timely, accurate and reliable results. Here are some of the Valuation Services Advisors can provide:

- Appraisal Reports
- Appraisal Reviews
- Cost and Value Consulting
- Court Testimony (Expert Witness)
- Due Diligence
- Feasibility Studies
- Highest & Best Use Analysis
- Investment Analyses
- Litigation Support
- Market Studies
- Partial Interest Valuations
- Portfolio Valuations
- Property Evaluation Reports
- Subdivision Analysis
- Tax Assessment Appeals
- Tax Increment Financing (TIF) Support

The Advisors professionals have experience with a wide diversity of property types. Not only can we handle the typical office, retail, industrial, and apartment uses – our team also has an exceptional understanding of subdivisions, mixed-use projects, and special use properties such as restaurants, resorts, spas, golf courses, sports and recreational facilities, etc.

In conjunction with utilizing Advisors’ Valuation Services, our clients may also elect to use other company specialty areas, including Financial Services, to help address issues or execute potential solutions identified in an appraisal or other Valuation Services work product.

Dependable value conclusions require persistent attention to detail and can enhance the overall worth of your portfolio. Properties appraised by the principal appraiser of Advisors include:

Office - Low-rise, mid-rise and high rise towers including the Hudson Bay office tower, Office condominium units within the historic Equitable Building and the historic D&F Tower in Downtown Denver, Colorado; the Greater Los Angeles World Trade Center (a 6-phase 1,736,400 square foot mixed-use commercial project with hotel and restaurants on 12.42 acres in Long Beach, CA); Colorado Place (a 15-acre project with over one million square feet of rentable area in Santa Monica, CA); McDonnell Douglas Tower (a 17-story office tower near John Wayne Airport).

Retail – Strip, neighborhood, community and regional shopping centers throughout the Southwest United States including the Citadel Crossing and Erindale Centers in Colorado Springs, Colorado; Chapman Market (a historical landmark in Los Angeles), The Mart of Montebello (211,650 square feet), Mountain Square Shopping Center (Upland, CA), The Brickwalk (Rolling Hills Estates, CA) .

Industrial & Business Parks – manufacturing, warehouse, public warehouse, R&D and laboratory buildings including the Flatirons West Business Park in Boulder, Colorado; Cummins Truck Service Centers throughout Colorado, Idaho, Wyoming and the Midwest; the Koll Business Center (Phoenix, AZ); The Pines Laboratories (Torrey Pines, CA); Cooper Bio-Medical Building (Garden Grove, CA).

Residential - over 300 Colorado multi-family apartment properties within the last 4 years; subdivisions including Page Ranch (a 1,178-acre master-planned community in Riverside County, CA); single-family, custom homes; hotels, motels and manufactured home developments.

Special Use Properties – Mixed-use projects such as the Fillmore Place and the Fashion Plaza in Cherry Creek, Colorado; the 910 Arts Building (studios and condominiums in the Santa Fe Art District of Denver, Colorado); Resort hotels including The Phoenician (a 605-room luxury resort and country club in Scottsdale, AZ); vacant land, motion picture studios and production facilities; golf-courses (including Green Valley Ranch, CO); sports arenas; theaters; campgrounds (Hermits Gulch on Santa Catalina Island, CA); banks and S&L branch buildings; medical office; church and school buildings; ranch property; restaurants and nightclubs; automotive centers (including The Autoport, a 147,209 square foot multi-tenant service center with gas stations, car wash and other auto retail uses in San Diego, CA).

A partial list of appraisal clients served include: Alex Brown Realty, Bank of America, JP Morgan Chase, Glendale Federal Bank, Maguire Thomas, Massachusetts Mutual Life, Public Storage, The RTC, and Wells Fargo Bank.

Ultimately, bringing peace of mind to your course of action is our goal. We believe that this can only be achieved through a thorough investigation and verification of the data combined with skilled and practiced analysis. You can have faith in the steadfastness and experience of Advisors to provide timely, accurate and reliable appraisal solutions.

You may learn more about Advisors' experience with **Valuation Services** by viewing our projects at www.developco.com .