



# Real Estate Valuation

■ ■ COMBINING BROAD EXPERIENCE WITH TECHNICAL EXPERTISE

**SRR**  
STOUT | RISIUS | ROSS

# Real Estate Valuation



## Litigation Support

- ■ Expert witness testimony
- ■ Marital dissolution
- ■ Shareholder disputes
- ■ Bankruptcy proceedings
- ■ Condemnation, zoning, and land use disputes



## Financial Reporting

- ■ Purchase price allocation
- ■ Fresh start accounting
- ■ Long-lived asset impairment testing
- ■ REIT and pension fund requirements
- ■ Loan impairment



## Tax

- ■ Property tax appeal
- ■ Estate & gift tax planning and reporting



## Financing

- ■ Mortgage underwriting, including conduit lending
- ■ Sale-leaseback transactions
- ■ Real Estate Owned (REO), special assets group, and foreclosure valuations
- ■ Valuations for special servicers



## Other Consulting

- ■ Valuation for insurance placement purposes
- ■ Market and/or feasibility studies
- ■ Purchase/sale advisement
- ■ Favorable/unfavorable lease analyses
- ■ Rent studies
- ■ Portfolio and fund valuation

MANUFACTURING. WAREHOUSES. RESEARCH & DEVELOPMENT FACILITIES. RETAIL. OFFICE. MIXED  
AUTOMOBILE DEALERSHIPS. MOVIE THEATERS. GAS STATIONS & CONVENIENCE STORES. CENTRA  
EASEMENTS & FRACTIONAL INTERESTS. SELF-STORAGE FACILITIES. MANUFACTURED HOUSING CO

The Real Estate Group of SRR has the credentials, experience, resources, and long-term commitment necessary for clients who need real estate valuation and consulting services. Whether dealing with a complex single property or an international portfolio, we have the ability to provide reliable, supportable, and independent professional opinions.

Our expertise benefits a broad group of professionals, including accountants, attorneys, developers, financial institutions, Fortune 500 corporations, governmental authorities, pension funds, institutional investors, and property owners.



USE PROPERTIES. APARTMENT COMPLEXES. RESIDENTIAL DEVELOPMENTS. HOTELS & MOTELS.  
AL BUSINESS DISTRICT PROPERTIES. SPECIAL-USE PROPERTIES. LAND. CORRIDOR PROPERTIES.  
COMMUNITIES. SPORTS STADIUMS. ARENAS. GOLF COURSES. SKI RESORTS. SENIOR HOUSING.



In addition to Real Estate Valuation, SRR provides numerous other financial advisory services including Machinery & Equipment Valuation. SRR's capabilities range from valuation of the fixed assets at a single distribution center to dozens of complex manufacturing facilities at locations throughout the world. In addition to customary valuation services, SRR also provides a variety of asset specific consulting services such as:

- ■ Lifing studies
- ■ Obsolescence studies
- ■ Fixed asset componentization and fixed asset verification studies
- ■ Asset tagging
- ■ Asset tracking programs



INVESTMENT BANKING

VALUATION & FINANCIAL OPINIONS

DISPUTE ADVISORY & FORENSIC SERVICES