

Commercial Evaluation Form

Order Number		Parcel Id Number		Borrower	
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Subject Property

Property Address				County	
	State		Zip		

Provider's Company and Address				Preparer	
				E-Mail	
				Phone	Fax

Is the property currently listed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	DOM		Property Type	Multi-Family
Listing Agent		Multi-Family	<input type="checkbox"/>	Units	
Phone		Office Building	<input type="checkbox"/>	Suites	
Occupancy Status		Commercial	<input type="checkbox"/>	Describe	
Occupied By		Industrial	<input type="checkbox"/>	Describe	
Site Size		Current Zoning		Square Feet	
Excess Land		Building Description		SFR	<input type="checkbox"/>
Parking Spaces		Stories		Apartment	<input type="checkbox"/>

Parking off the street	<input type="checkbox"/> Yes <input type="checkbox"/> No	Utilities	Heating	Forced Air	<input type="checkbox"/>	Construction	Office	<input type="checkbox"/>
T Asphalt	<input type="checkbox"/>	Water	Gas	Wall	<input type="checkbox"/>	Frame	Retail	<input type="checkbox"/>
Y Concrete	<input type="checkbox"/>	Sewer	Electric	Base Board	<input type="checkbox"/>	Brick	Medical	<input type="checkbox"/>
P Gravel/Dirt	<input type="checkbox"/>	Electric	Oil	Radiator	<input type="checkbox"/>	Stucco	Warehouse	<input type="checkbox"/>
E Covered	<input type="checkbox"/>	Gas	Water	Central A/C	<input type="checkbox"/>	Block	Manufacturing	<input type="checkbox"/>
Year Built		Telephone	Coal	Window A/C	<input type="checkbox"/>	Metal	Vacant	<input type="checkbox"/>

Condition	Marketability	Is the property free of debris and trash?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Topography
Excellent	Excellent	Are there immediate repairs needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Level
Good	Good	Has the property been vandalized?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Moderate
Fair	Fair	Is the property boarded up?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Steep
Poor	Poor	Are there title or legal problems?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Flood Zone
Bad	Bad	Are there environmental problems?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Earthquake Zone

Describe the subject's amenities and its current and best use.

Neighborhood

Location	Built Up	Growth	Values	Demand/Supply	Market Time	Land Use Change
Urban	Over 75%	Rapid	Increasing	Shortage	1-3 mo	Unlikely
Suburban	25-75%	Stable	Stable	Balance	3-6 mo	Likely
Rural	Under 25%	Slow	Decreasing	Surplus	6+ mo	To

Vacancy	Pride of Ownership	Current Market	Employment	Market Prices in the area have	# Similar Listings
0-5%	Excellent	Improving	Increasing	<input type="checkbox"/> Inc % in months	Shortage
5-10%	Good	Stable	Stable	<input type="checkbox"/> Remained Stable	Normal
10-20%	Fair	Slow	Declining	<input type="checkbox"/> Dec 20% in 48 months	Surplus
20% +	Poor	Depressed			

Number of Competing listings in area		Describe any vandalism	
Number of sales in past six months		Describe special assessments	
Estimate of time to sell		Rental price range	List price range
Financing normally required to sell	High		High
Number of boarded properties in area	Low		Low

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Repair Estimates

Describe any repairs needed and any visible damage.

1.Painting	\$	6.	\$	
2.Soffits	\$	7.	\$	
3.Fascia	\$	8.	\$	
4.	\$	9.	\$	
5.	\$	10.	\$	
Do you recommend any repairs?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Sell-as is		Total Repairs	\$

This evaluation was prepared by an independent professional who possesses adequate real estate training, experience, and knowledge of the local market to form a sound judgment about the market value of the subject property. This is not an appraisal and not subject to USPAP compliance. This report is intended solely for the use of the client and applicable only for the client's specific requirements.

Market Data

Data	Subject	Sold #1	Sold #2	Sold #3	Listing #1	Listing #2	Listing #3
Address							
Distance							
List Price							
List Date							
Sale Price							
Sale Date							
DOM							
Units							
Square Feet							
Basement							
Location							
Lot Size							
Design							
Const Quality							
Age							
Interior Cond.							
Exterior Cond.							
Parking	On Street	On Street	On Street	On Street	On Street	On Street	On Street
Heating							
Cooling							
Zoning							
Data Source							

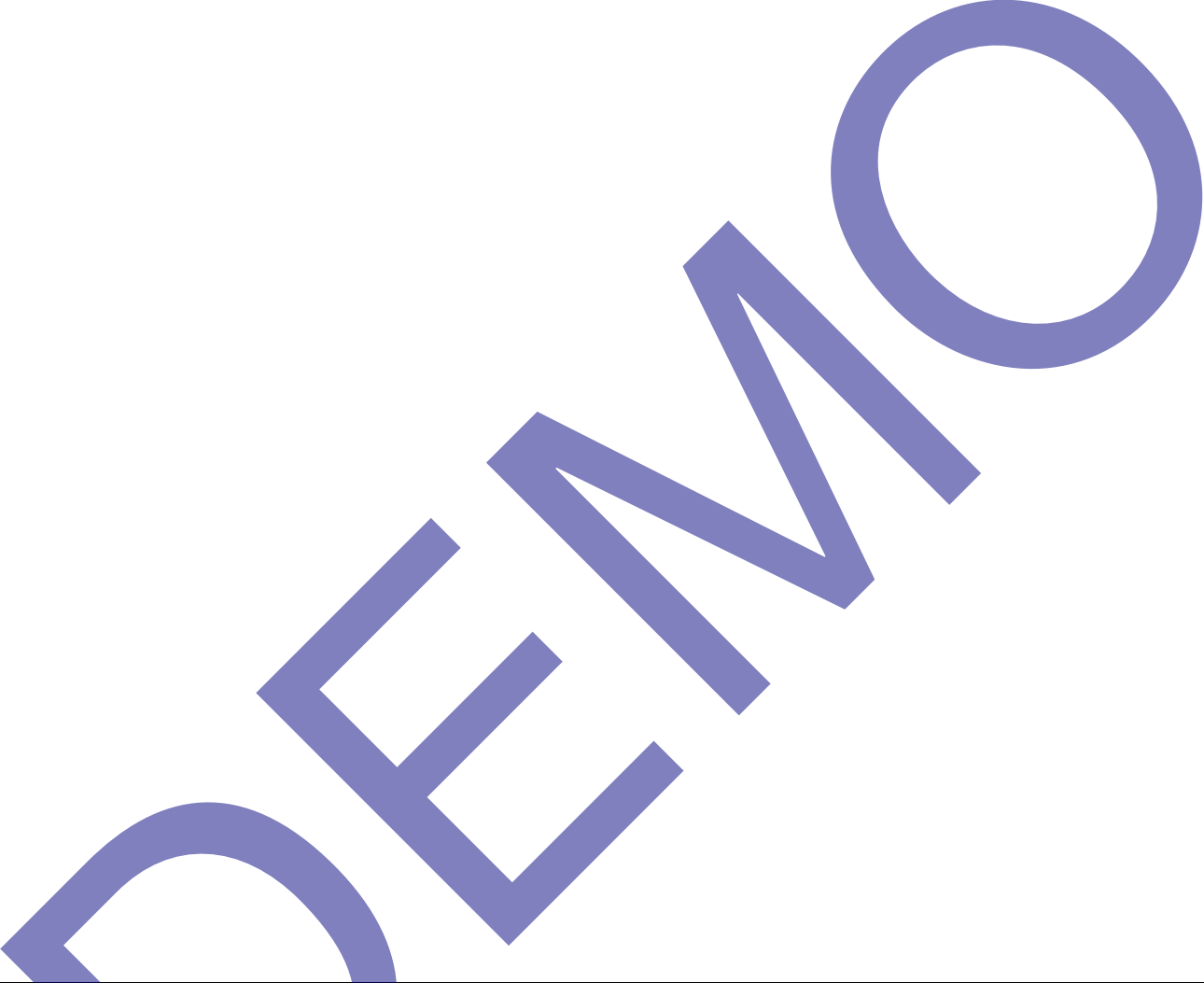
Describe the similarities and differences between the subject and the comparables. Justify any difference in value

Values

Value Type	Market Value	Previous Sale Price	Previous Sale Date	County Value
"As Is"				
"As Repaired"				

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Additional Comments



A large, diagonal watermark reading "DEMO" in a bold, purple, sans-serif font is overlaid on the entire page, extending from the bottom-left towards the top-right.

Prepared By

Name		Date	Electronic/Typed Signature
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