

Boxwood Products and Services



FIELDSMART EVALUATIONS

Complete range of reports that meet various valuation needs and budgets including Sales, Sales-Income, and Income-only approaches to value



FIELDSMART RESTRICTED APPRAISALS

Cost-effective, abbreviated, and USPAP-compliant Appraisals when either desirable or necessary



ASSET VALUE REPORTS

Commercial property valuations simplified, with a BPO-type solution performed by Boxwood analysts

TRUSTED COLLATERAL VALUATION AND RISK ASSESSMENT TOOLS FOR SMALL-BALANCE CRE LENDERS AND INVESTORS



APPRAISAL REVIEW

Analysis of all aspects of the Appraisal report data and conclusions, and how it was prepared



COMMERCIAL PROPERTY INSPECTIONS




Stand-alone property assessments, exterior or combined exterior-interior, to confirm or update physical condition and use






ENVIRONMENTAL INSPECTIONS

Site and interior inspections coordinated with owner/operator to assess property's use and conditions with an Environmental Questionnaire

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REPORT	ATTRIBUTES	BENEFITS
 <p>FIELDSMART EVALUATION</p>	<ul style="list-style-type: none"> ▶ Multiple types of valuation reports ▶ Detailed analysis ▶ National coverage ▶ Most property types ▶ Completed by in-house appraisers/analysts ▶ Rush order options ▶ Exterior and interior inspection options ▶ FIRREA and IAEG compliant 	<ul style="list-style-type: none"> ▶ Varying price points for different budgets ▶ Lower lending costs ▶ Fast turnaround times ▶ Produces high satisfaction among loan officers ▶ Less appraisal review time/cost ▶ Direct access to Boxwood analysts/appraisers
 <p>FIELDSMART RESTRICTED APPRAISAL</p>	<ul style="list-style-type: none"> ▶ Multiple types of valuation reports ▶ Coverage in 30 states ▶ Most property types ▶ Exterior and interior inspection options ▶ Rush order options ▶ Signed by state-certified licensed appraiser ▶ USPAP compliant 	<ul style="list-style-type: none"> ▶ Varying price points for different budgets ▶ Substantial discount to a full USPAP Appraisal ▶ Faster delivery times versus an Appraisal ▶ Less appraisal review time/cost ▶ Direct access to Boxwood analysts/appraisers
 <p>ASSET VALUE REPORT (AVR)</p>	<ul style="list-style-type: none"> ▶ Sales comparison approach akin to a BPO/BOV ▶ Completed by in-house appraisers/analysts ▶ No income approach ▶ No property inspection 	<ul style="list-style-type: none"> ▶ Low-cost alternative for asset valuations ▶ Economical solution for bulk loan purchases, servicing ▶ Fastest turn times

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REPORT	ATTRIBUTES	BENEFITS
 <p>APPRAISAL REVIEW</p>	<ul style="list-style-type: none"> ▶ Reviews of most CRE property types ▶ Most special purpose properties acceptable ▶ Coverage in 30 states ▶ Checkbox lists and comment sections ▶ USPAP Compliant report ▶ Order directly on Boxwood website or via third-party platforms ▶ Rush order option 	<ul style="list-style-type: none"> ▶ Independent, second opinion from valuation experts ▶ Performed by state-certified licensed appraisers ▶ Different price points depending on scope ▶ Reliable on-time report delivery ▶ Standard format, easy to read
 <p>PROPERTY INSPECTION</p>	<ul style="list-style-type: none"> ▶ Exterior and interior inspection options ▶ Descriptions of site and building conditions ▶ Deferred maintenance identification ▶ Full set of building and street photos ▶ Building sketch and measurement options ▶ Quick turn times ▶ Reasonable fees 	<ul style="list-style-type: none"> ▶ ID or confirm physical condition, occupancy, use ▶ Update files on loan renewals, extensions, etc. ▶ Frees up loan officers from misplaced time in the field ▶ Various uses for lenders, servicers, and investors
 <p>ENVIRONMENTAL INSPECTION</p>	<ul style="list-style-type: none"> ▶ Preliminary environmental due diligence screen ▶ Compliant with SBA Environmental Questionnaire ▶ ID current and past uses of subject property ▶ ID any property contamination and toxic risks ▶ ID any equipment leaks, hazards, etc. ▶ ID adjoining property uses ▶ Photos of building exterior, interior, site, equipment ▶ Inspection form signed by owner/operator and agent 	<ul style="list-style-type: none"> ▶ Efficient, fast onsite screening tool ▶ Fulfills SBA env'tl due diligence for certain loans ▶ Assessment by independent inspector ▶ Can be combined with general property inspection