

Get an Automated Valuation – Instantly

Overview

Valpro is an automated valuation model (AVM) produced by Boxwood Means, LLC that offers **quick market value estimates** on small commercial and multi-family properties under \$5 million in value.

Valpro is available in two forms: An automated and instantaneous value of a subject property; and Valpro PC which is "property conditioned" by including the results of a building inspection. The Valuation reports are ordered on BoxwoodMeans.com.

Valpro is suited to lenders and investors that want to expeditiously **pre-qualify or screen small-balance loans, originate low-risk loans, and/or quickly obtain portfolio valuations.** The model is available in all U.S. states with the exception of California.

VALPRO REPORT

Produced by: Randy Fuchs
Company: Boxwood
User Comments:

Property Address: 9230 ATLANTIC BLVD JACKSONVILLE FL 32225
Report Date: November 29, 2011

SUBJECT PROPERTY MAPS

AVM VALUE AND PUBLIC RECORDS INFORMATION

Report Type	Market Value Estimate	Confidence Score
Valpro	\$1,530,000	8

Tax Parcel Number	Assessed Value	Full Value
121008-0185	1,875,000	1,875,037

Property Address: 9230 ATLANTIC
City: JACKSONVILLE
State: FL
Zipcode: 32225
County: Duval

Property Type: STORE BUILDING
Exterior Construction: MAS
Number of Stories: 1
Year Built: 1983
Gross Building Area: 28500
Lot Size: 93218

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Valpro Model and Features

Valpro is a statistical regression model that produce market value estimates at the county and neighborhood levels. In fact, Valpro is a series of models that adjust to the quality and completeness of information available for a particular subject property and location. Valpro captures a wealth of information about the property and the surrounding market that affect value including:

- Recent sales history
- Building and lot characteristics
- Sales trends at the market and sub-market levels
- Tax assessed value

The Valpro report is accompanied by a confidence score which describes the expected error distribution for the subject property. The confidence score, based on a scale of 1 to 10 with 10 representing the highest rating, can be used by lenders and investors to establish acceptability guidelines for AVM usage.

Ordering Valpro

Users can order Valpro on BoxwoodMeans.com in either of two ways: Make ad-hoc purchases for \$110.00 each; or initiate a monthly subscription for unlimited usage at a fee based on your estimated volume.

About Boxwood Means, LLC

Boxwood is a leading provider of valuations, research and data analytics for the small commercial property and loan markets. Founded in 2003, we are fortunate to support a diverse and growing number of commercial banks, non-banks, investors and services firms with their investment activities. Our suite of report products include: FieldSmart Evaluation Reports; Streamline Appraisal Reports; Valpro AVMs; Boxwood's Small Commercial Price Index (SCPI) for 120 metro areas; and small-balance originations research. All are described on BoxwoodMeans.com, where participants in the small-cap CRE market obtain these reports and complimentary research including Boxwood's popular *Small Balance Advocate* report.

For more information about our products and services, visit BoxwoodMeans.com.

