

Valuation Product	FieldSmart LTE	FieldSmart Sales	FieldSmart Income	FieldSmart SI
Type	Evaluation	Evaluation	Evaluation	Evaluation
Description	Sales comparison approach to value. Abbreviated report. Conforms with Interagency Guidelines as commercial evaluation and is performed by Boxwood senior analyst.	Sales comparison approach to value. Conforms with Interagency Guidelines as commercial evaluation and is performed by Boxwood senior analyst.	Income approach only to value. Conforms with Interagency Guidelines as commercial evaluation and is performed by Boxwood senior analyst.	Sales and Income approaches to value. Conforms with Interagency Guidelines as commercial evaluation and is performed by Boxwood senior analyst.
Number of Approaches to Value	1	1	1	2
Inspection-Related:				
Exterior and Interior Inspection Options	Yes	Yes	Yes	Yes
Environmental Concerns Noted	Yes	Yes	Yes	Yes
Property/Land/Improvement Remarks	Yes	Yes	Yes	Yes
Verification of Subject Land Use/Characteristics	Yes	Yes	Yes	Yes
Market Discussion	Summarized	Summarized	Summarized	Summarized
Sold/Listings/Rent Comp Comments & Photos	N/A	Sold/Listings	Yes	Yes
Number of Sales Comps Provided w/Photos	3	3	N/A	3
Number of Listings Comps Provided w/Photos	N/A	3	N/A	3
Number of Rent Comps Provided w/Photos	N/A	N/A	3	3
Income Analysis w/ As Is and Stabilized Values	N/A	N/A	Yes	Yes
Valuation Reconciliation Discussion	N/A	N/A	N/A	Summarized
Street Maps	Yes	Yes	Yes	Yes
Comps Location Map	Yes	Yes	Yes	Yes
Geographic Coverage	National	National	National	National
Turn Time (business days; exterior interior insp.)*	10 12	12 14	12 14	14 14
Report Fee (exterior inspection) – Call us	-	-	-	-
Report Fee (interior inspection) – Call us	-	-	-	-

* Rush order options are available for an additional fee.

Boxwood Means, LLC is a leading national provider of commercial property valuations and data analytics in the small CRE property and loan markets.

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