

## Commercial Evaluations You Can Trust

### Overview

The **FieldSmart Evaluation Report** is a property valuation for small commercial and multifamily assets. The FieldSmart series of reports offer lenders, investors and servicers a **fast, reliable** and **cost-effective** solution for collateral valuation activities such as origination, loan and credit reviews, and overall portfolio maintenance.

FieldSmart is available in three report forms: sales comparison approach; combined sales-income approach; and income-only approach.

Boxwood is an industry leader in commercial evaluation products presenting seamless integration of automated order processing, first-rate content, detailed building inspections, and high-touch customer support.

The result is an unparalleled property valuation service that reduces your appraisal costs and execution risk without sacrificing accuracy or dependability.

### Report Features

FieldSmart covers all of the bases with comprehensive property and market information. Our reports include:

- Highly detailed adjustment grids for sales comps, for-sale listings and rent comps.
- Generous comments on the subject, comps and local market.
- Thorough treatment of income and expenses, and derivation of stabilized and "as is" values.
- Verified subject property information, from addresses and parcel numbers through to lot size and zoning.
- A wide-ranging and richly-detailed inspection of the subject property.
- A complete set of subject building photos, and street and location maps.

FieldSmart reports are available nationally and for most primary and secondary property types, ranging from warehouses, mixed-use and free standing retail buildings to office condos, apartments, restaurants as well as special purpose properties and commercial land.

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**FIELDSMART** Evaluation Report

Valuation Date	Report Date	Valuation Manager & Reviewer	Boxwood Order No.	Client Order No.
17-Jan-12	20-Jan-12	Boxwood Means, Inc., B. Stephens	2012-0114	FS_smi_69642

Property Name	Mid Valley Mechanical Building
Property Street Address	15 Vellano Drive
City / State / Zip Code	Wappingers Falls, NY 12590
Borrower Name	15 Vellano Drive LLC
Client Contact and Company	John Smith, Poughkeepsie Capital Partners

SUMMARY	"As Is" Value Conclusion	Value Per SF
	\$667,000	\$145

**Property Remarks** Small warehouse that generally conforms in size, configuration and land parcel size to the market's norm.

**Property Condition Remarks** Overall condition is very good with no deferred maintenance. Good quality pre-engineered steel construction.

**Land & Improvement Remarks** Average generally level site. Asphalt-paved parking area in good condition.

**Market Remarks** Stable industrial area within Interstate 84 corridor. Resale and for-sale comparables considered average to very good with reasonable adjustments.






SUMMARY | 1



### **Additional Considerations**

FieldSmart is a product of Boxwood's expertise in the small commercial property and loan markets. FieldSmart also:

- Harnesses our firm's vast commercial real estate databases, supplemented by property information from the industry's most respected data sources.
- Reflects the company's focus, training and resolve instilled among in-house junior and senior analyst/appraiser staff.
- Relies on our network of experienced field service agents that operate under strict performance and quality standards.
- Alerts you to key events in the order process; and allows users to track order status on an easy-to-use interface located on [BoxwoodMeans.com](http://BoxwoodMeans.com).
- Enlists Boxwood's dedicated customer support staff to respond swiftly to your needs.

FieldSmart will enhance your performance capabilities and valuation results.

For more information, please contact us at [Info@Boxwoodmeans.com](mailto:Info@Boxwoodmeans.com)

### **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](http://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](http://BoxwoodMeans.com).**

