

FieldSmart Restricted Appraisals

from Boxwood Means, LLC

Valuation Product	FieldSmart RA LTE	FieldSmart RA Sales	FieldSmart RA Income	FieldSmart RA SI
Type	Restricted Appraisal	Restricted Appraisal	Restricted Appraisal	Restricted Appraisal
Description	Sales comparison approach to value. Abbreviated report. Conforms with FIRREA and USPAP as an Appraisal and is performed by an in-house Boxwood Certified General Appraiser.	Sales comparison approach to value. Conforms with FIRREA and USPAP as an Appraisal and is performed by an in-house Boxwood Certified General Appraiser.	Income approach only to value. Conforms with FIRREA and USPAP as an Appraisal and is performed by an in-house Boxwood Certified General Appraiser.	Sales and Income approaches to value. Conforms with FIRREA and USPAP as an Appraisal and is performed by an in-house Boxwood Certified General Appraiser.
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.) *	11 13	13 15	13 15	15 15
Report Fee (exterior inspection)	\$725	\$995	\$995	\$1,175
Report Fee (interior inspection)	\$850	\$1,125	\$1,125	\$1,295

* 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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