# **VALPRO REPORT**

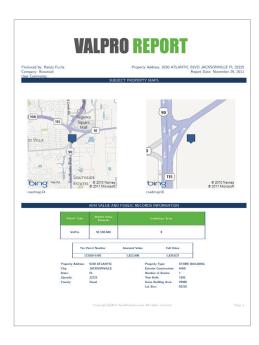
# Get an Automated Valuation – Instantly

#### 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 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.