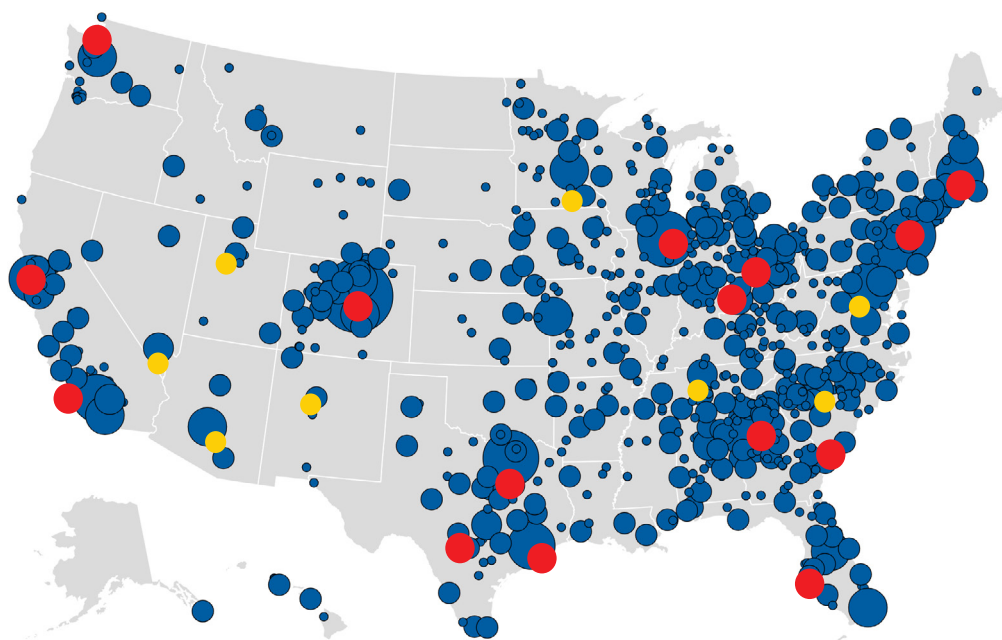


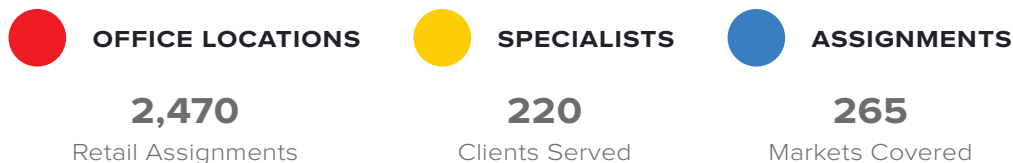
NVC

National Valuation Consultants, Inc.

RETAIL VALUATION & ADVISORY



2022 - 2023 VALUATION & CONSULTING ASSIGNMENTS



SERVICES PROVIDED

- Appraisal & Restricted Reports
- Portfolio Valuations
- Lease Negotiations
- Litigation Support
- Expert Testimony
- Tax Appeals
- Estate Valuations
- Debt Valuation
- Highest and Best Use Analysis

PRODUCT TYPES

- Community/Neighborhood Centers
- Grocery-Anchored Centers
- Lifestyle, Power & Outlet Centers
- Mixed-Use Projects
- Freestanding & NNN Properties
- Regional/Super-Regional Malls
- Movie Theaters
- Entertainment Venues
- Restaurants

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NVC

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CORE VALUES

NVC was founded upon and continues to operate by two guiding principles: client service and quality of product. Each client is important to our firm, exemplified by our commitment to quality, dedication to valuing assets fairly, delivering a high level of transparency in our reporting, and maintaining open communication throughout the valuation process.

EXPERTISE

NVC completed thousands of valuation and advisory assignments for retail properties located throughout the United States. Our expertise in the property type is extensive, with assignments ranging in scope from single-tenant properties and grocery-anchored retail centers to regional malls, power centers and hybrid property types including mixed-use "new urbanism" developments. Our retail valuation team also has extensive experience with a broad array of specialized retail properties including restaurants, retail banking facilities, drugstores, theaters and entertainment venues.

MARKET KNOWLEDGE

Our staff's analytical expertise is enhanced by NVC's proprietary database, which contains leasing information and operating statements on thousands of retail properties located throughout the country. Coupled with access to a wide array of nationally recognized market data resources and a dedicated professional research staff, our valuation team has all the tools necessary to focus on national, regional and local market trends and transactions.

PORTFOLIO VALUATION

NVC's valuation team includes more than 50 certified general appraisers, over half of whom hold the MAI designation. This allows us to promptly allocate the appropriate qualified resources to complex portfolio assignments involving multiple assets of all property types on a national basis. Our 15 regional offices and team of highly skilled appraisers and research staff ensure the necessary personnel and geographic coverage to deliver a superior report product that is tailored to each client's needs in a timely manner.



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