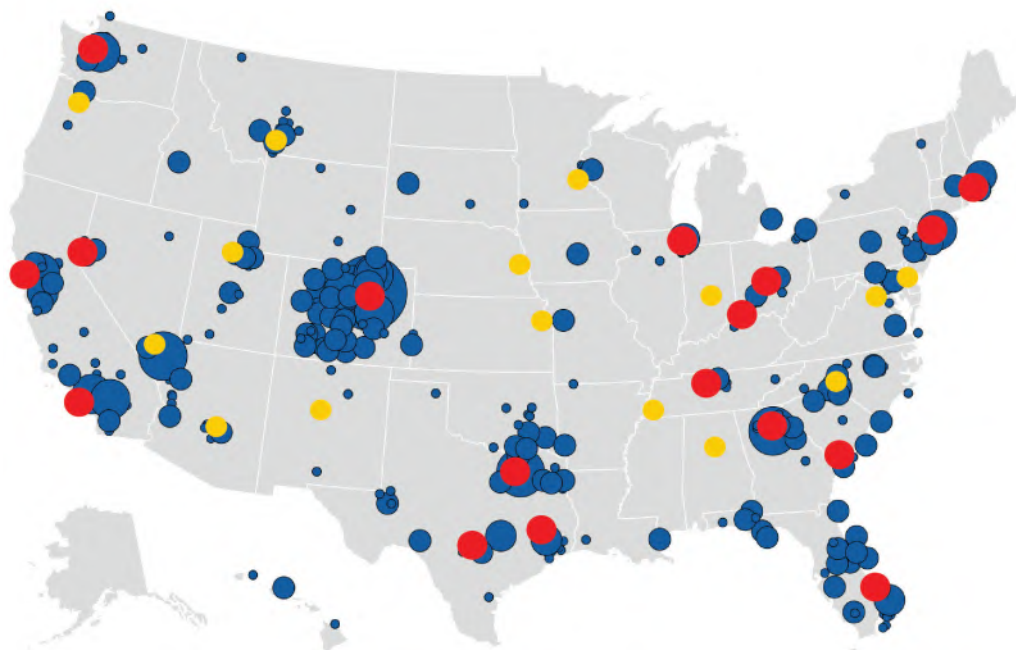


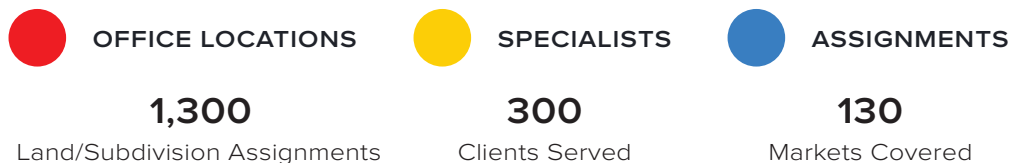
NVC

National Valuation Consultants, Inc.

LAND & SUBDIVISIONS VALUATION & ADVISORY



2024- 2025 VALUATION & CONSULTING ASSIGNMENTS



SERVICES PROVIDED

- Appraisal & Restricted Reports
- Portfolio Valuations
- Lease Negotiations
- Cost Analysis
- Litigation Support
- Expert Testimony
- Tax Appeals
- Estate Valuations

PRODUCT TYPES

- Attached/Detached Finished Lots
- Base Model Valuations
- Infill Redevelopment
- Master-Planned Communities
- Mixed-Use Projects
- Transit-Oriented Developments
- Vacant Land
- Conservation Easements

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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's Land and Subdivision Group has been involved in a multitude of complex land development projects nationwide, from small single-family subdivisions to large mixed-use projects. Our firm's extensive experience afforded us the opportunity to value some of the largest and well-known master planned projects including Mountain House, Whitney Ranch, Sunfield, Boise, Painted Prairie, Centerra, Trilogy, Central Park (Stapleton) and the Woodlands. Proposed land projects have included attached and detached finished lots, new urbanism, infill redevelopment, mixed-use and several Transit Oriented Development (TOD) sites.

MARKET KNOWLEDGE

Our staff's analytical expertise is enhanced by NVC's proprietary database, which contains sale and land development cost data on hundreds of projects nationwide. 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 60 certified general appraisers, 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 17 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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