

**VALUATION & ADVISORY**

# APPRAISAL MANAGEMENT

Cushman & Wakefield's Appraisal Management Practice Group provides a unique combination of experience, knowledge, and data to provide our clients the most thoughtful, quality-focused appraisal management services.

Our Appraisal Management group allows a financial institution the ability to outsource the entire real estate appraisal process in a regulatory-compliant manner on a deal-by-deal basis. These services include managing the approved appraiser list; bidding, engaging and reviewing appraisal reports; portfolio analytics; and more. We can provide a turnkey solution that will have no impact to the balance sheet and can be implemented over the near term with no business interruption.

Our team consists of some of the most experienced professionals within the company. The group has the expertise, geographic coverage, and proprietary technology necessary to provide a wide range of appraisal management services to a variety of clients. Our clients benefit by having a seasoned Cushman & Wakefield professional provide expertise on each property in the portfolio.

As many states enact AMC legislation, some have also made it mandatory for appraisal reviewers to be licensed where the property is located. Based on our interpretation, we believe approximately 26 states are mandatory licensing states. When performing appraisal reviews, we are cognizant of, and comply with, the specific requirements of each state.

## **THE CUSHMAN & WAKEFIELD ADVANTAGE**

Cushman & Wakefield's network of fully owned and affiliate offices provides data on a regular basis to our research team. These professionals track market fundamentals and utilize the information to prepare real estate trends and forecasts, occupancy cost benchmarking, retail market entry advice, and peer group studies in support of client activities. We access data and resources through our other core businesses including agency leasing, asset services, capital markets, global occupier services, project and development services, and more. We bring Cushman & Wakefield's depth and diversity of experience, technical capabilities, and vast resources to each engagement.

## **Capabilities**

- Complete proprietary appraisal management tracking system and customized reporting
- Market rent studies
- Provide independence between client and third party appraisal firm
- Quarterly valuations
- Review of cash flow models
- Scheduling of current appraisal assignments and future rotations
- Standardized executive summaries
- Standardized information flow between client, Cushman & Wakefield and vendor
- Third party appraisal reviews (Standard 3 and Compliance) in a standard USPAP compliant format
- Third party appraiser selection

Consistent with Dodd-Frank, the Cushman & Wakefield Appraisal Management group is registering in all appropriate states for our AMC licenses.