

# VALUATION & ADVISORY OFFICE

Hundreds of Cushman & Wakefield V&A professionals in every major market are focused on the valuation of CBD and suburban office properties, including income and expense analysis, operating norms, mark-to-market analysis and capitalization rate trends. In 2020, our work included nearly 3,200 office valuation assignments in the U.S.

The Cushman & Wakefield Valuation & Advisory Office Practice Group is comprised of specialists in office valuation issues, including many Designated Members of the Appraisal Institute (MAIs). Group members have extensive valuation experience and are dedicated office experts in their respective markets. This depth of talent enables us to offer clients value-added advice involving their office investment decisions.

## THE CUSHMAN & WAKEFIELD ADVANTAGE

The Office Practice Group is distinguished by its combination of industry experience, local market insight, national coverage and responsive service. We have completed assignments for business parks, office condominiums, office/creative lofts, government office buildings, corporate headquarters campuses, downtown CBD towers, suburban office buildings, office/R&D buildings and office/showroom buildings nationwide.

Moreover, we have the ability to draw upon the diverse disciplines available from other Cushman & Wakefield core services. The group promotes an exchange of intelligence among all Valuation & Advisory's practice groups relating to best practices, case studies and enhancement of quality control. Proactive collaboration enables our group to remain current on issues affecting commercial real estate value such as changes in lease accounting standards, changes in the debt markets and "real time" marketing activity involving office assets throughout the U.S.

## PROPERTY TYPES

- Business parks
- Corporate headquarters buildings
- Downtown CBD towers
- Government office buildings
- Office condominiums
- Office/creative office buildings
- Office/R&D buildings
- Office/showroom buildings
- Office/warehouse buildings
- Suburban office buildings

## Office Services

### Property Appraisals & Review

- Appraisal services for corporations, institutional investors, advisors and lenders
- Expense analysis, feasibility studies and impact studies
- Multi-property portfolio valuation capabilities

### Diligence Advisory

- CMBS underwriting
- Due diligence for acquisition/financing
- B-piece underwriting
- Loan portfolio underwriting and due diligence
- Cash flow modeling

### Financial Reporting

- Agreed Upon Procedures (AUP)
- ASC 820, fair value measurements
- ASC 805, business combinations
- Debt valuation

### Dispute Analysis & Litigation

- Dispute analysis
- Expert testimony
- Arbitration
- Litigation/trial support & consulting

### Property Tax Services

- Assessment appeals
- Business and personal property tax compliance & audit support
- Proprietary software