



Featured Appraisal Problem/Solution



For business or for real estate, you need a professional appraisal at some of life's most important moments. Refinancing, legal matters, squabbles with the IRS, buying, selling, insuring, estate issues, probate, or financing. The appraiser you select had better be good, if they are to unlock the door for your needs. We have been successfully solving appraisal problems since 1972 and our appraisers have the credentials you need and the proven abilities you require. Routine or difficult appraisal problems, our experts are prepared to offer an opinion so well documented that adversaries just waive the white flag. Routine or difficult appraisal problems, our experts are prepared to offer an opinion so well documented that adversaries just waive the white flag.

Appraisal Problem

An attorney called with a client who desperately needed to place \$1,000,000 in a 1031 Exchange. So, he did a really creative thing. He got his client to buy a new warehouse/office building under construction in which to place the \$1M. The appraiser needed to determine the present value of the warehouse in its present state of construction.



The appraiser needed to find out what the market value of the property would be when finished. The appraiser then had to determine the exact state of the construction and what percentage of completion that might be. The appraiser had to determine the time remaining to complete the improvements. The report is completed and has passed the IRS test.