

# Boxwood Products and Services



## FIELDSMART EVALUATIONS

Complete range of reports that meet various valuation needs and budgets including Sales, Sales-Income, and Income-only approaches to value



## FIELDSMART APPRAISALS

Cost-effective, USPAP-compliant full Appraisals and Restricted Appraisal options



## ASSET VALUE REPORTS

Commercial property valuations simplified, with a BPO-type solution performed by Boxwood analysts

### TRUSTED COLLATERAL VALUATION AND RISK ASSESSMENT TOOLS FOR SMALL-BALANCE CRE LENDERS AND INVESTORS



## APPRAISAL REVIEW & EVALUATION REVIEW

Analysis of all aspects of the Appraisal report data and conclusions, and how it was prepared



## COMMERCIAL PROPERTY INSPECTIONS




Stand-alone property assessments, exterior or combined exterior-interior, to confirm or update physical condition and use






## ENVIRONMENTAL INSPECTIONS

Site and interior inspections coordinated with owner/operator to assess property's use and conditions with an Environmental Questionnaire

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REPORT	ATTRIBUTES	BENEFITS
 <p><b>FIELDSMART EVALUATION</b></p>	<ul style="list-style-type: none"> <li>▶ Multiple types of valuation reports</li> <li>▶ Detailed analysis</li> <li>▶ National coverage</li> <li>▶ Most property types</li> <li>▶ Completed by in-house appraisers/analysts</li> <li>▶ Rush order options</li> <li>▶ Exterior and interior inspection options</li> <li>▶ FIRREA and IAEG compliant</li> </ul>	<ul style="list-style-type: none"> <li>▶ Varying price points for different budgets</li> <li>▶ Lower lending costs</li> <li>▶ Fast turnaround times</li> <li>▶ Produces high satisfaction among loan officers</li> <li>▶ Less appraisal review time/cost</li> <li>▶ Direct access to Boxwood analysts/appraisers</li> </ul>
 <p><b>FIELDSMART APPRAISAL</b></p>	<ul style="list-style-type: none"> <li>▶ Multiple types of valuation reports</li> <li>▶ Coverage in 30 states</li> <li>▶ Most property types</li> <li>▶ Exterior and interior inspection options</li> <li>▶ Rush order options</li> <li>▶ Signed by state-certified licensed appraiser</li> <li>▶ USPAP compliant</li> </ul>	<ul style="list-style-type: none"> <li>▶ Attractive fee structure</li> <li>▶ Varying price points based on asset complexity and turn times</li> <li>▶ Less costly USPAP-compliant Restricted Appraisal option</li> </ul>
 <p><b>ASSET VALUE REPORT (AVR)</b></p>	<ul style="list-style-type: none"> <li>▶ Sales comparison approach akin to a BPO/BOV</li> <li>▶ Completed by in-house appraisers/analysts</li> <li>▶ No income approach</li> <li>▶ No property inspection</li> </ul>	<ul style="list-style-type: none"> <li>▶ Low-cost alternative for asset valuations</li> <li>▶ Economical solution for bulk loan purchases, servicing</li> <li>▶ Fastest turn times</li> </ul>

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REPORT	ATTRIBUTES	BENEFITS
 <p><b>APPRAISAL REVIEW &amp; EVALUATION REVIEW</b></p>	<ul style="list-style-type: none"> <li>▶ Reviews of most CRE property types</li> <li>▶ Most special purpose properties acceptable</li> <li>▶ Coverage in the majority of states</li> <li>▶ Checkbox lists and comment sections</li> <li>▶ USPAP and/or FIRREA compliant</li> <li>▶ Order directly on Boxwood website or via third-party platforms</li> <li>▶ Rush order option</li> </ul>	<ul style="list-style-type: none"> <li>▶ Independent, second opinion from valuation experts</li> <li>▶ Performed by state-certified licensed appraisers</li> <li>▶ Different price points depending on scope</li> <li>▶ Reliable on-time report delivery</li> <li>▶ Standard format, easy to read</li> </ul>
 <p><b>PROPERTY INSPECTION</b></p>	<ul style="list-style-type: none"> <li>▶ Exterior and interior inspection options</li> <li>▶ Descriptions of site and building conditions</li> <li>▶ Deferred maintenance identification</li> <li>▶ Full set of building and street photos</li> <li>▶ Building sketch and measurement options</li> <li>▶ Quick turn times</li> <li>▶ Reasonable fees</li> </ul>	<ul style="list-style-type: none"> <li>▶ ID or confirm physical condition, occupancy, use</li> <li>▶ Update files on loan renewals, extensions, etc.</li> <li>▶ Frees up loan officers from misplaced time in the field</li> <li>▶ Various uses for lenders, servicers, and investors</li> </ul>
 <p><b>ENVIRONMENTAL INSPECTION</b></p>	<ul style="list-style-type: none"> <li>▶ Preliminary environmental due diligence screen</li> <li>▶ Compliant with SBA Environmental Questionnaire</li> <li>▶ ID current and past uses of subject property</li> <li>▶ ID any property contamination and toxic risks</li> <li>▶ ID any equipment leaks, hazards, etc.</li> <li>▶ ID adjoining property uses</li> <li>▶ Photos of building exterior, interior, site, equipment</li> <li>▶ Inspection form signed by owner/operator and agent</li> </ul>	<ul style="list-style-type: none"> <li>▶ Efficient, fast onsite screening tool</li> <li>▶ Fulfills SBA env't'l due diligence for certain loans</li> <li>▶ Assessment by independent inspector</li> <li>▶ Can be combined with general property inspection</li> </ul>