

Case Study

Profile – Portfolio

Valuation

PALLISER FURNITURE INDUSTRIAL PORTFOLIO – PROPERTY APPRAISALS

PROJECT DESCRIPTION

In Spring 2005, Stevenson Advisors was engaged by the client to undertake the valuation of a portfolio of industrial manufacturing and distribution properties to assist in the placement of first mortgage financing.

A total of eight properties, having an aggregate gross building area of approximately 1.7 million square feet were appraised. The properties were all single-tenant, owner-occupied properties. The appraisal of these properties served the purpose of conducting due diligence for the purchaser and enabled financing of the portfolio.

The Income and Direct Comparison Approaches were applied within the analyses carried out.

THE ANALYSIS

This portfolio review included properties located entirely within the City of Winnipeg. A report template was standardized for the client and the value approaches were consistent throughout. Through ongoing consultation with the client's lender, specific reporting requirements were standardized, allowing for report consistency that resulted in the successful placement of financing.

TIME FRAME AND CONTACT

Stevenson Advisors were engaged by Palliser Furniture Ltd. (Winnipeg) and the assignment was initially completed in June 2005 and subsequently updated in April 2008.