

Case Study

Profile – Portfolio

Valuation

TRANS-X TRUCKING TERMINAL PORTFOLIO – PROPERTY APPRAISALS

PROJECT DESCRIPTION

In Spring 2008, Stevenson Advisors was engaged by the client to undertake the valuation of a portfolio of truck terminal properties to assist in the placement of first mortgage financing.

In total, the assignment involved the valuation of approximately 360,000 square feet of buildings and 185 acres of land. The properties were all single-tenant trucking terminals. 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 to the properties together with a discounted cash flow analysis.

THE ANALYSIS

This portfolio review included properties located in Manitoba, Alberta, British Columbia, Ontario and Quebec. 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

This assignment was completed in June 2008. For information, contact the Trans-X Group of Companies, Winnipeg.