

Appraisal Issues

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Disclaimer



The views and opinions expressed are those of the presenter and are not necessarily those of the Federal Reserve Bank of Atlanta or the Board of Governors of the Federal Reserve System.

Appraisal Issues



Absorption Schedule - SR 10-16 requires an absorption schedule for projects with five or more lots that are considered tract developments (undeveloped lots), developed lots, condominiums and attached or detached single-family homes.

Discount and Deductions - SR 10-16 requires an appraiser to analyze and report appropriate deductions and discounts for proposed construction, renovations, partially leased buildings, non-market leased buildings, and tract development with unsold units.

Appraisal Issues

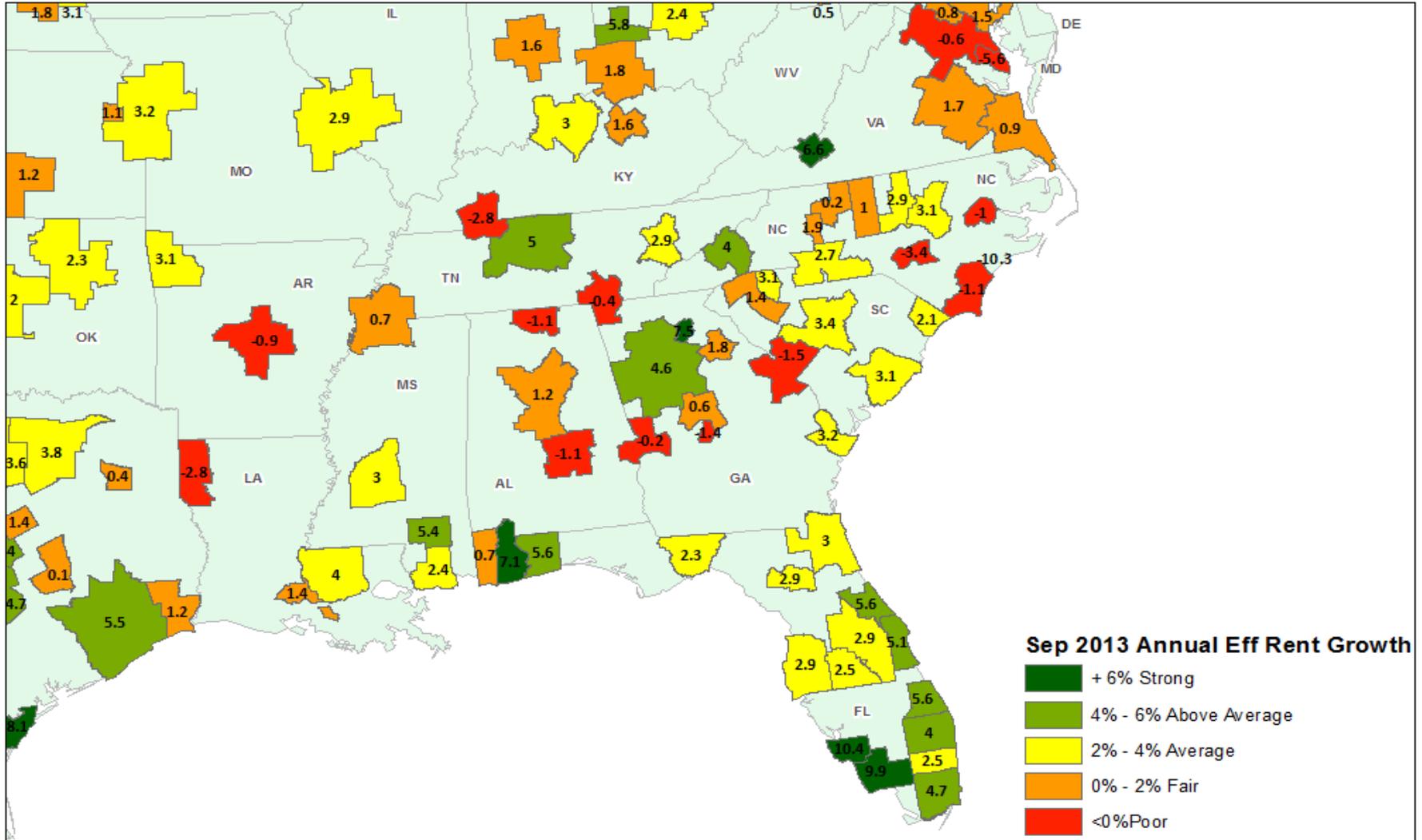


Adjustments - How do you evaluate the comparability of a Sale or Lease Comparable?

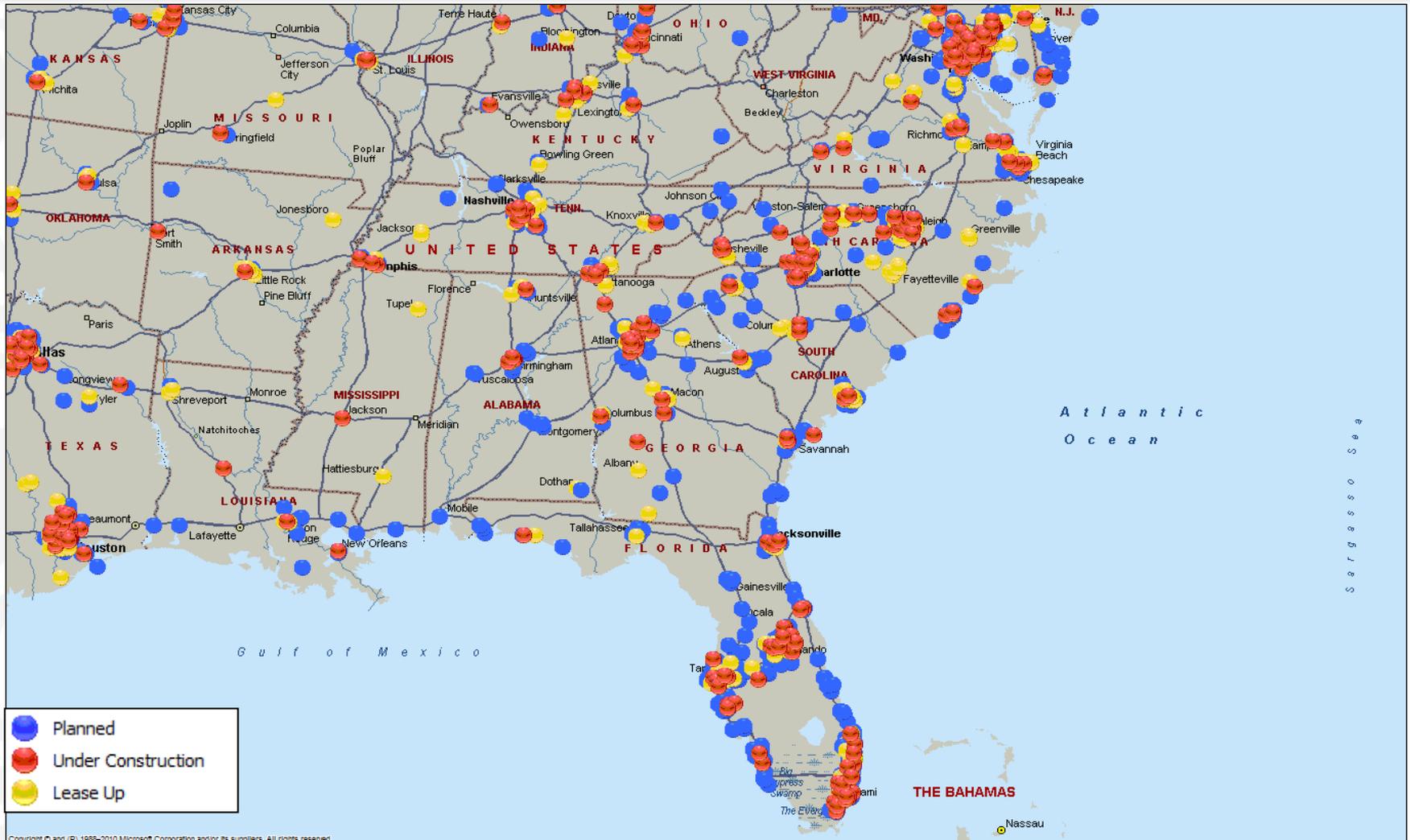
- Gross Adjustments - The aggregate amount of adjustments
- Net Adjustments

Impairment - Property performance is submarket, property type, and class specific.

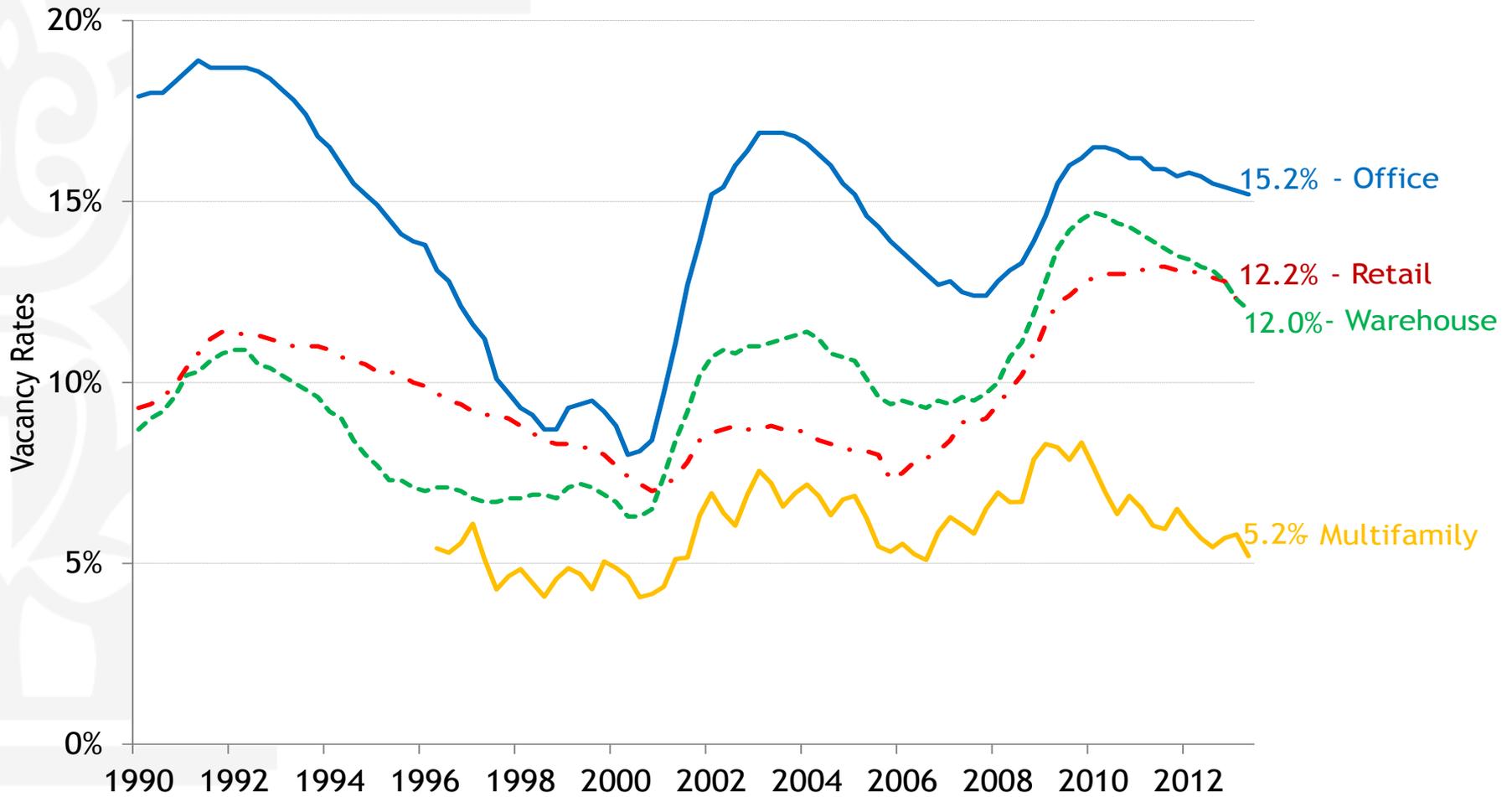
Annual Effective Rent Growth for Southeast MSAs for 3Q13



Construction Pipeline



CRE: National Vacancy Rates



Data through 2Q13

Cap Rates

