

**BUILD-TO-SUIT
BUSINESS PARK**
Woodridge, Illinois

Appraisal Experts with Industrial Strength

OBJECTIVE

Situated in a premier industrial park near Argonne Laboratory in Woodridge, Illinois, a one-story, masonry-constructed warehouse was customized for several Fortune 500 space needs.

APPRAISAL STRATEGY

Argianas was retained for market valuation of the industrial property. With the building under construction, the team set out to minimize appraisal risks inherent with unstabilized properties. Argianas was able to project income over several years, efficiently putting Argus software to work to determine discounted cash flow. To complete the process, the team applied a direct capitalization rate as a crucial test of integrity.

UNIQUE APPRAISAL FEATURES

The unusually high-end industrial facility was positioned to help our client maintain its world-class image, house a superior product and adhere to FDA standards. With this in mind, Argianas classified the warehouse as special purpose in character, but one with a universe of users. The “more than meets the eye” property called for an intuitive appraisal team. Argianas answered the call by understanding the need to value the creditworthiness of the tenants, in addition to the real estate at hand.

ARGIANAS DIFFERENCE

Technologically savvy lenders need technology-proficient appraisers like Argianas. The entire Argianas team is trained in electronic media formatting, thus appraisal reports were sent—quickly, easily and proficiently—in PDF format for easy posting to the lender’s internal Web page.



“Our reports are always reliable, accurate and on time. We deliver.”

—Chuck Argianas



ARGIANAS
& Associates Inc.

www.argianas.com

Argianas provides the highest degree of expertise in special purpose properties distinguishing themselves as leaders in diverse real estate appraisal.

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