



VALTRUST

A photograph of a cityscape at dusk. In the foreground, a large body of water reflects the sky and buildings. A central fountain with multiple jets of water is illuminated with blue and red lights. In the background, several modern high-rise buildings are visible, including a prominent one with a curved facade and a red top section. The sky is a deep blue with a hint of sunset.

PRIVATE CLIENT FAQ

YOUR **TRUSTED** APPRAISAL PARTNER

At Valtrust, we specialize in commercial property appraisal, blending the personal touch of a boutique firm with the full-bandwidth capabilities of a national entity. Our diverse expertise ensures that every commercial asset type is appraised with precision.

Choose Valtrust for an appraisal service that emphasizes quality, accuracy, and client satisfaction, where your investment translates into reliable results.

- Local knowledge, global reach
- 20+ local team members
- Thousands of appraisals completed in Florida



WHY CHOOSE VALTRUST?

- At Valtrust, we're committed to delivering exceptional quality and accuracy in our appraisal services. While there are providers who may offer lower fees and quicker turnarounds, our focus is on providing a superior product for clients who require reliability above all.
- We work selectively with private clients, aligning with those who are ready to invest in a detailed and dependable valuation process. Our professional approach includes a clear contract and a retainer to start, ensuring that we meet your needs with the highest level of professionalism and precision.

WHAT APPRAISER QUALIFICATIONS ARE IMPORTANT?



Florida Department of Business & Professional Regulation (DBPR) and the Florida Real Estate Appraisal Board (FREAB) control all licensing of appraisers within the state of Florida. According to FREAB, a Certified General Appraiser is defined as a person who is certified by the department as qualified to issue appraisal reports for any type of real property. By engaging us, you ensure your appraisal will be completed by a Certified General Real Estate Appraiser.

In addition to that, your appraisal will be reviewed and co-signed by a member of the Appraisal Institute who holds the elite MAI designation, demonstrating they have met the rigorous requirements relating to education, experience and demonstration of knowledge, understanding and ability. The MAI designation is widely considered the most prestigious credential among commercial real estate valuation professionals.

HOW DO I PICK THE REPORT TYPE THAT IS RIGHT FOR ME?

- **There are two report types offered:**
Restricted Appraisal Report and Appraisal Report
- **The main difference between the report types is the amount of detail presented within the appraisal. Also, restricted appraisal reports cannot be used or relied on by anyone but the client.**

Report Type	Restricted Report	Appraisal Report
Cost	Less: \$	More: \$\$
Reliance	Only the party that orders this appraisal may rely upon the report, it may not be relied upon or assigned to other users	The ordering party and other (named) intended users.
Report Content	Report is <20 pages that simply states the appraiser's conclusions; no supporting data provided	Report is >20 pages that details and thoroughly explains the property, as well as the surrounding market and the comparable data considered, etc.
Typical Approaches to Value	Often focuses on the Sales Comparison Approach only	Often employs the Sales Comparison and Income Approaches, Cost Approach used for some special purpose assets
Most Often Used For	<ul style="list-style-type: none"> -when you know the asset/market well and no one else needs to rely upon the report -owner-occupied properties -single-tenant properties -client very familiar with asset and market -stable markets with minimal change in conditions 	<ul style="list-style-type: none"> -when you do not know the asset/market well and/or when someone else will need to rely upon the report -income-producing properties -multi-tenant properties -client is not familiar with the asset and/or market -asset or market could be subject to major change in the future

HOW CAN I SUBMIT A RETAINER PAYMENT?

1. Check (mail to 734 Rugby Street, Orlando, FL 32804)
2. Online ACH (we will send you a payment link)
3. Wire (we will provide wiring instructions)
4. Pay online with credit card (+ 3% processing fee)

THE VALTRUST DIFFERENCE

Amid industry giants, Valtrust remains grounded yet formidable. We pair state-of-the-art tools with genuine commitment to serve businesses of all sizes.

Asset Knowledge

Tens of thousands of MAI-signed appraisals completed annually.

Expertise

We are local market experts. As a rule, your assignment will generally be completed by the professional with whom you engaged the assignment.

Experience

Each appraisal is reviewed by a certified general appraiser who also holds the Appraisal Institute's MAI designation.

Bandwidth

Our extensive operational bandwidth enables us to cater to a wide range of client needs across various asset types.

Scalability

We pair state-of-the-art tools with commitment to serve clients of all sizes, not just the Fortune 500.

KEY PEOPLE



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**THANK
YOU**



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