

GVA KIDDER MATHEWS

# Valuation Advisory Services



GVA Kidder Mathews has the largest valuation advisory group in the Pacific Northwest with the highest number of appraisers who have earned the MAI designation.



SPACE NEEDLE | Seattle



WEST 8TH OFFICE BUILDING | Seattle

GVA Kidder Mathews' valuation advisory group offers a full range of appraisal, valuation and consulting services. The group specializes in investment grade real estate with a widely diversified background in appraisal, market analysis, and counseling for the development, acquisition, sale, leasing and financing of major urban real estate throughout the Western United States.

COMPREHENSIVE

SERVICES

- Valuation of Sensitive Areas
- Investment Analysis
- Litigation Support & Arbitration
- Market Analysis
- Feasibility Analysis
- Site Selection Analysis
- Local Improvement District Analysis
- Condemnation and Right-of-Way
- Mortgage & Construction Financing
- Estate Planning & Portfolio Analysis
- Tax Appeal Services
- Buy/Sell Analysis
- Leasehold/Leased Fee Analysis

EXPERTISE

EXTENSIVE MARKET COVERAGE & KNOWLEDGE

- Office Buildings
- Parking Garages
- Hotels
- Retail Centers
- Apartments, Condominiums & Residential Subdivisions
- Senior Care Facilities
- Telecommunication Facilities
- Master Planned Developments
- Golf Courses
- Marinas
- Biotechnology
- High-tech
- Hospitals
- High Value Residences & Estates
- Vacant Land
- Forest Land
- Shopping Malls
- Air Right Analysis

EXPERIENCED PROFESSIONALS

- 25 appraisers
- 10 MAI's
- Nearly 1,000 appraisals and consulting assignments each year



## FISHER PLAZA

Seattle

### Project Outline

GVA Kidder Mathews was asked to provide a market value estimate for loan underwriting for Fisher Plaza, a unique multi-use two-building property with Class A office, retail, broadcast studios and data center space. The property benefits from significant access to fiber networking, redundant electrical, cooling and back-up generator capacity typical of a Tier III data center. Fisher Plaza serves as the headquarters of its owner, Fisher Communications, and is the base for its affiliates including KOMO TV and their three Seattle radio stations.

### Services Provided

- Market value estimate for loan underwriting

### GVA Kidder Mathews Solution

GVA Kidder Mathews brought a team of expert analysts who understand the nuances of the complexities of the television/radio broadcast industry and datacenter hosting that are the core uses of the property.



# Prudential

## PRUDENTIAL FINANCIAL PORTFOLIO

Washington and Oregon

### Project Outline

GVA Kidder Mathews is providing third-party valuation services for an institutional investor's quarterly valuation reporting requirements. The properties include a total of 35 shopping centers, office buildings, industrial buildings and apartment complexes throughout Washington and Oregon. We built income valuation models based on Client's requirements for Dynlease and subsequently converted those models to Argus.

### Services Provided

- Current and prospective market value estimates

### GVA Kidder Mathews Solution

GVA Kidder Mathews utilized their knowledge and experience in the various Puget Sound and Portland markets to provide the client with a reliable indication of current market value for SEC reporting regulations. Valuation and cash flow projections provided support for property positioning and disposition decisions.



## WA DEPT OF NATURAL RESOURCES & PLUM CREEK | Washington

### Project Outline

The Washington State Department of Natural Resources exchanged 6,000 acres of transitional land for 21,000 acres of productive forestland from Plum Creek Timber Company. GVA Kidder Mathews was retained to provide independent third party appraisals of 54 separate parcels Plum Creek considered for the exchange. The properties' locations ranged from the Columbia River in the south to King County in the north.

### Services Provided

- Fair market valuations of both the land and timber components

### GVA Kidder Mathews Solution

This assignment required the deployment of GVA Kidder Mathews timberland valuation specialty group who have extensive experience in the valuation of forestland. It also required significant external communication with the clients to assure they understood the valuation nuances of each property. This assignment was completed in a remarkable 10 weeks.



ARCTIC CLUB HOTEL | Seattle



ADVANTA | Bellevue



THE MERIDIAN | Seattle

## FOR MORE INFORMATION

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## ABOUT GVA KIDDER MATHEWS

GVA Kidder Mathews is one of the fastest growing independent full-service commercial real estate firms on the West Coast, with over 400 real estate professionals and employees in 9 offices in Washington, Oregon, and California. The firm's unmatched combination of regional expertise, scope of services, and international reach gives the company the ability to respond to virtually any commercial real estate challenge anywhere. GVA Kidder Mathews offers a full range of brokerage, consulting, property management, appraisal, sustainability practices, and construction and development management services.

## GVA KIDDER MATHEWS VALUATION ADVISORY TEAM

### SELECT CLIENTS

3M Corporation  
Advent Group  
Aegon USA Realty Advisors  
Allstate Insurance  
Bank of America  
Bristol Meyers Squibb  
Chase Manhattan  
Cornerstone Advisors  
Deloitte & Touche  
Ellis, Li & McKinstry  
Farm Credit Northwest  
Foster Pepper  
GE Capital  
KeyBank  
Lone Star Northwest  
Martin Selig Real Estate  
McDonalds Corporation  
Merill Lynch & Company, Inc.  
New York Life  
PACCAR  
Perkins Coie, LLP  
Port of Seattle  
Prudential  
Quadrant Corporation  
Sabey Corporation  
Safeco Properties, Inc.  
Safeway Stores, Inc.  
Seattle City Light  
Simvest, Inc.  
Umpqua Bank  
Union Oil Company  
University of Washington  
US Bancorp  
Washington Capital Management  
Washington Mutual  
Wells Fargo Bank  
Westcoast Hotels, Inc.  
Weyerhaeuser Corporation  
Zions First National Bank

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