



MARCUS & MILLICHAP AND PROPERTY SCIENCES PARTNER TO PROVIDE REGULATORY COMPLIANT VALUATION AND DISPOSITION SUPPORT



Portfolio Review and Stress Testing

The partnership of Marcus & Millichap and Property Sciences brings an independent infrastructure to assist institutions in portfolio review. We review portfolios of properties by geographic market and asset type for the purpose of pinpointing under-performing properties and risk associated with these assets. Using regional and national asset performance statistics, portfolio-level stress tests are used to quantify the impact of changing economic conditions on assets, earnings and capital of potential problem properties.

Asset Watch Appraisals

Asset Watch appraisals proactively identify weakening commercial real estate markets, properties at risk, and loans that need early management attention. Asset Watch is a full regulatory compliant appraisal in a customized format that delivers critical information to minimize management and review costs and maximize return on loan portfolios. This product is ideal for mortgage servicers, REITs, banks, Wall Street firms, C.M.B.S., portfolio and risk managers.

Broker Opinions of Value

Marcus & Millichap and Property Sciences provide broker opinions of value (BOV) on all commercial property types nationally. The BOV products can be customized to fit different levels of risk and are frequently used by lending institutions for the following purposes: portfolio monitoring, stress testing, asset review, asset repositioning, asset disposition and investor reporting.

Property Insight Reports

Property Sciences and Marcus & Millichap have created the Property Insight Report (PIR) for clients who need assistance with bank-owned commercial properties or commercial properties that need special attention. This is a hybrid product and consists of a BOV and an Asset Watch Appraisal. Property Insight Reports are fully compliant appraisals.

Portfolio Trac

Real-time value updates are a necessity. Regulatory compliance, quarterly asset monitoring, investor reporting, foreclosure preparedness, loan restructuring and reserve calculations are all tied directly to an asset's current market value. The Portfolio Trac service provides clients with instant value updates.

Asset Restructuring

Our team of specialized professionals brings years of experience in asset re-tenanting, REO-hold strategies, construction completion consulting and occupancy optimization.



Asset Disposition

Our national platform has been perfected to value, package and market assets to the largest pool of qualified investors rapidly, driven by our unparalleled access to private capital. We are uniquely positioned to maximize asset value relative to the necessary period for recovering capital. Our unparalleled national capacity results in accelerated asset and portfolio disposition.

About Us

Marcus & Millichap is the largest firm specializing in commercial real estate investment services nationally. Backed by the industry's largest investment sales force and foremost research team, Marcus & Millichap's Special Assets Services (SAS) division provides a full range of solutions nationwide from early-stage assessment and valuation through disposition.

- Founded in 1971
- 1,200 investment professionals in offices nationwide
- Relationships with more private investors than any other source
- \$9.6 Billion in sales; 3,441 transactions closed in 2009 – Highest nationally
- Extensive special assets services experience
- More than 6,000 special assets assignments in 2009
- Extensive history of providing valuations to lenders and institutions
- Industry-leading market research locally, nationally
- Expertise includes apartments, hospitality, industrial, land, manufactured housing, office, retail, self-storage, seniors housing and commercial loans

Property Sciences is a nationally recognized market-share leader in both commercial and residential appraisals, reviews, portfolio valuation services and appraisal management platform technology solutions. With large residential and commercial appraisal practices throughout the United States, Property Sciences is uniquely positioned against highly fragmented competitors that typically provide fewer services over smaller regions.

- Founded in 1984
- More than 4,000 banking and investment clients
- 30,000 appraisal assignments completed yearly
- More than 4,500 appraisers nationwide
- Extensive regulatory compliance and financial accounting experience
- Comprehensive coverage throughout the United States

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