

# Commercial Real Estate Valuation Report

## 1. Property Information

Property Address	[Sample Address, City, State ZIP]
Property Type	[Office / Retail / Industrial / Other]
Owner	[Owner Name or Entity]
Lot Size	[XX,XXX sq ft]
Year Built	[Year]
Building Area	[XX,XXX sq ft]
Zoning	[Zoning Classification]

## 2. Purpose of Valuation

[For example: Financing, Sale, Internal Assessment, Litigation Support, etc.]

## 3. Valuation Summary

Valuation Date	[Date of Value]
Market Value	[USD \$X,XXX,XXX]
Valuation Methods Used	[Income Approach, Sales Comparison, Cost Approach]

## 4. Market Analysis

### 4.1 Regional & Local Market Overview

[Summary of current market trends, supply and demand, economic drivers, and outlook as relevant.]

### 4.2 Comparable Sales

Address	Sale Date	Sale Price	Building Area	Price/Sq Ft	Comments
[Sample Comp 1]	[Date]	[USD \$X,XXX,XXX]	[XX,XXX]	[USD \$XXX]	[Notes]
[Sample Comp 2]	[Date]	[USD \$X,XXX,XXX]	[XX,XXX]	[USD \$XXX]	[Notes]
[Sample Comp 3]	[Date]	[USD \$X,XXX,XXX]	[XX,XXX]	[USD \$XXX]	[Notes]

## 5. Income Analysis

Gross Rental Income	[USD \$XXX,XXX]
Vacancy Allowance	[XX%]
Operating Expenses	[USD \$XXX,XXX]
Net Operating Income	[USD \$XXX,XXX]

<b>Capitalization Rate</b>	[X.XX%]
<b>Indicated Value (Income Approach)</b>	[USD \$X,XXX,XXX]

## 6. Valuation Reconciliation & Conclusion

[Summary reconciling values from all applicable approaches and the reasoning for the final value opinion.]

<b>Sales Comparison Approach</b>	[USD \$X,XXX,XXX]
<b>Income Approach</b>	[USD \$X,XXX,XXX]
<b>Cost Approach</b>	[USD \$X,XXX,XXX]
<b>Final Opinion of Value</b>	<b>[USD \$X,XXX,XXX]</b>

## 7. Assumptions & Limiting Conditions

- [List principal assumptions, e.g., property condition, title, zoning compliance, etc.]
- [State any key limiting conditions affecting valuation.]

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[Appraiser Name]  
 [Title]  
 [Company]  
 [Date]

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[Reviewer Name]  
 [Title]  
 [Company]  
 [Date]

This valuation report sample is provided for reference purposes only and may require a adaptation to meet the specific scope and standards of actual appraisal assignments.