

Past or Current Services and Products

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Services have been required for many, varied purposes and functions that include market research; valuation and counseling; due diligence; purchase and sale; legal support; expert witness testimony; estate planning or settlement; easements; partial interests; mediation; highest and best use analysis; enterprise value allocations; and asset or portfolio evaluation, among others. Short ad hoc or longer term contracts are offered.

Services



International Ferry Terminal



Campground Resort

- Absorption Studies
 - Appraisals
 - Appraisal Reviews
- Arbitration and Mediation
 - Counseling & Advisory
 - Due Diligence
 - Expert Testimony
 - Feasibility Studies
 - Investment Analyses
- Lease and Rent Analyses
 - Legal Support
- Market & Marketability Studies
 - Portfolio Analyses
- Trade Area Analysis

Clients



Hotel and Restaurant



Medical Offices

- Accountants
- Architects
- Attorneys
 - Brokers
- Builders & Developers
 - Corporations
 - Engineers
- Environmental Groups
- Financial Institutions
- Forestry Related Companies
- Government: Federal, State, and Local
 - Health Care
 - Individuals
- Life Insurance Cos., REITs and Pension Funds
 - Management Companies
 - Partnership & Trusts
 - Regulatory Agencies
 - Relocation Companies

Assignments

Challenging, unique and routine. In addition to unique assignments, we have experience with the following:



Single Family Residence



Sand & Gravel



Turnpike Visitor Center

- Adaptive Reuse
- Asset Management
- Business Valuation
- Buy-Sell Agreements
 - Consulting
- Contamination Loss
- Development Analysis
 - Demographics
- Depreciation Studies
- Easement Valuation: All Types
 - Economic Impact Analysis
 - Eminent Domain
- Estate Settlement & Partitioning
 - Expert Testimony
 - Facilities Planning
 - Feasibility Analyses
 - Financing
 - Fractional Interests
 - Health Care
- Highest & Best Use Analysis
 - Insurable value
 - Lease Negotiation
 - Market Analysis
 - Site Selection
- Tax Appeal & Defense
 - Urban Renewal
 - Work Outs

Geographic Service Area



Surgery and Rehab Clinic

Assignments are completed in New England. Cooperative relationships are maintained with real estate appraisers, counselors, and related professionals across markets. Collaboration is offered for large or multi-disciplinary assignments.

Analysis & Reporting Options



Island Estate

Results of assignments can be communicated in a variety of formats to suit the needs of our clients. Some of these alternatives are the following:

- *Self-contained Narrative Report*, with thorough presentation of data, analyses, and conclusions
- *Summary Report*, with abbreviated discussions
- *Restricted Use Report*, with concise conclusions
 - *Form Report*, for appropriate properties and functions
- *Verbal Report*, in consultation or testimony

Property Types

The firm has significant experience with the following property types. Unusual, challenging and high value property appraisal reviews, appraisals and consulting assignments have been a past specialty

<ul style="list-style-type: none"> • Agricultural • Aircraft Hangar • Amusement Park • Apartments <ul style="list-style-type: none"> • Bank • Beach • Boat/Shipyard • Bowling Alley • Camp/Campground <ul style="list-style-type: none"> • Car Wash • Church • Club/Lodge • Community Ctr. • Condominium • Contaminated Property • Country Club <ul style="list-style-type: none"> • Dam • Easement • Educational/Campus <ul style="list-style-type: none"> • Electricity Generation 	<ul style="list-style-type: none"> • Farm • Fitness/Recreation <ul style="list-style-type: none"> • Fractional Interests • Gas Station • Goodwill/Intangibles <ul style="list-style-type: none"> • Health Care • Historic • Healthcare/Nursing <ul style="list-style-type: none"> • Hospital • Industrial: All Types <ul style="list-style-type: none"> • Island • Lake • Land: All Uses • Leaseholds • Lodgings: All Types <ul style="list-style-type: none"> • Marina • Mill: All Types • Mines and Pits • Mobile Home Park 	<ul style="list-style-type: none"> • Office Buildings <ul style="list-style-type: none"> • Parking Lot/Garage • Public & Private Utilities <ul style="list-style-type: none"> • Race Track • Residences • Resort • Restaurant • Retail: Shopping Ctr. • Retail: Store <ul style="list-style-type: none"> • Sawmill/Lumberyards <ul style="list-style-type: none"> • Ski Area • Special Purpose • Subdivision • Submerged Land <ul style="list-style-type: none"> • Timberland • Timeshare • Trails/Corridor <ul style="list-style-type: none"> • Wetlands • Wharf 	 <p>Marina and Restaurant</p>  <p>Country Club</p>  <p>Timberland & Recreation</p>
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