



# Commercial AVM

## A cost-effective valuation alternative for commercial properties

To meet the need for speed and cost savings in the valuation of commercial properties, ICE offers Commercial AVM, an automated valuation model (AVM) developed specifically for commercial real estate.

ICE's Commercial AVM leverages public and proprietary data compiled from numerous sources, as well as powerful models, to generate a fast, efficient and cost-effective alternative to manual appraisals.

## Make more informed investment decisions

Commercial AVM provides valuations for the four primary commercial property types – office, retail, industrial and multi-family. Report outputs include a value based on the most probable market price, as well as detailed information on comparable properties, and intuitive visualizations of the following:

- Sold price versus: building area, assessed value, gross revenue and net operating income
- Gross income versus building area
- Number of transactions
- Median sales price
- Median sales price per square foot
- 12-month rolling cap rate for all transactions

## Gain valuation speed and efficiencies

Commercial AVM can be used to quickly update portfolio values, obtain a value estimate on individual properties, and/or to validate manual appraisals. Additionally, Commercial AVM can be leveraged to monitor property values for lending decisions as well as for estimating and updating total returns.

## Rely on a leading source for data and AVMs

Commercial AVM leverages ICE's comprehensive public and proprietary commercial market data obtained from numerous sources, and includes property tax records, sale transaction records with sale prices and dates, lease rental rates, and more. ICE distills and analyzes the data, then enhances it with unique indicators, estimates, risk measures and contextual information.

In addition to comprehensive data, Commercial AVM leverages several effective models for estimating properties' market value or most probable price, including:

- Property attribute-based
- Comparables-based
- Income-based using price rent multipliers
- Net income-based on a derived cap rate
- Indexed-based time adjusted price
- Assessor-based



For more information: [icemortgagetechnology.com](https://icemortgagetechnology.com)

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