



AllstateAppraisal
National Valuation and Review Services

Commercial Appraisal Services

www.allstateappraisal.net



About Us

Since our beginnings in 1959 by our founder, Warren Albert, SRA, we have always strived to deliver the best service possible. Already a large service provider in Chicago, by 1996, Allstate began expanding its service territory state by state, and by 1999, covered the entire country, making it one of the oldest national Appraisal and Appraisal Management Firms in the United States. Allstate's longevity and diverse industry experience is reflected in the high quality of its work.

Our Mission

To set the bar in providing credible, compliant, and timely valuation and review services to our clients.

Our Staff

Allstate employs a highly qualified full-time staff that is made up of experienced and dedicated professionals which includes a team of over 35 certified staff appraisers. Quality is the focal point of our entire business model; specifically when pertaining to our staff. At Allstate, we maintain a qualitative edge over many of our competitors through our high quality staff and management team.

In our Quality Control (appraisal review) departments, our staffing model is atypical for most other Appraisal firms in that we employ only Certified General Appraisers and each divisional manager holds either the MAI, or the SRA designation of the Appraisal Institute. The strong credentials and experience of our full time review staff is reflected in our consistently high-quality work product.

Our managed national approved appriaser panel of is one of the best in the nation. We have a designated vendor management team that manages, reviews, and scores our approved appraisers to make sure only the best performing appraisers are kept on our panel.

Our Focus

We make it our main priority to focus on our core competencies, which include, appraisal and appraisal review, locally and nationally.

By doing so, there is no dilution in our efforts to consistently meet or exceed our client's professional service and quality expectations, especially relative to what they are accustomed to with other appraisal firms.

Our comprehensive service offerings and approach to your Commercial Valuation needs can include any or a combination of the following services: appraisals, reviews, or commercial AMC services nationally.

Property Types

After over five decades in business, our professional experience-base is significant and includes the appraisal and/or appraisal review services of most property types, including:

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| ■ Warehouse and Storage | ■ C-Stores |
| ■ Retail/Strip Centers | ■ Hotels |
| ■ Office Buildings | ■ Industrial Facilities |
| ■ Mixed Use Properties | ■ Condominium Developments |
| ■ Nursing Homes | ■ Land/Subdivisions |
| ■ Apartments | ■ Neighborhood Properties |
| ■ Marinas | ■ Religious Facilities |
| ■ Car Washes | ■ Special Use Properties |
| ■ Gas Stations | ■ Restaurants |

Coverage Area

We are a local appraisal firm covering the Chicago metro area and Northwest Indiana, as well as being a national Appraisal Management Company (AMC), covering all 50 states as well as Puerto Rico and the US Virgin Islands. Allstate is also one of the only AMCs specializing in Forensic Valuation and Review Services for Commercial and Residential property - in all 50 states, for litigation-support assignments.

National Commercial AMC & Appraisal Services

Commercial Real Estate Valuations

Each year, Allstate Appraisal provides thousands of commercial appraisals, appraisal reviews, commercial BPO's, and commercial Evaluations, nationally, to a wide variety of clients. Through an on-line appraisal bidding system, Allstate solicits bids from an appropriate number of qualified, local approved commercial appraisers, awards the assignment, reviews the appraisal and pursues all necessary corrections, and submits the completed appraisal and our written appraisal review of the report, to our clients. To a commercial lending institution, these services allow them to outsource the entire commercial valuation function to a qualified commercial AMC, thereby reducing their fixed expenses, and assisting them in operating compliantly in today's heavily regulated lending environment.

Commercial Appraisal Services

In addition to our national commercial AMC services, we also provide appraisals throughout the Chicago Metropolitan area with our own full time commercial appraisal staff.

Our services include the preparation of what is commonly referred to as Self-Contained, Summary, and Restricted Use Reports (now referred to as Appraisal Reports and Restricted Use Reports), in addition to all recognized form reports such as the FNMA 71-a and 71-b forms. Allstate also prepares Evaluations performed by appraisers as well as non-licensed professionals, in accordance with the 12-10-2010 Interagency Appraisal and Evaluation Guidelines.

Commercial Appraisal Review and Reconciliation Services

When you require a review of one or more appraisals on a commercial property, you need to have someone involved in the review who understands not just how to write an accurate appraisal, but how to write an accurate and defensible review as well. Not all appraisers make competent reviewers, but at Allstate Appraisal, L.P. we are recognized as an industry leader in providing high quality, well documented and defensible appraisal reviews in all 50 states. Allstate has created an intensive Quality Control protocol resulting in highly reliable reports by using local certified review appraisers who live and work specifically in the subject property's market area, as well as using our own full-time review staff.

Extensive, Diversified Experience

For 57 years, Allstate Appraisal has provided credible, compliant and defensible commercial appraisal and appraisal review services to a wide variety of clients. Our client base includes lenders, insurance companies, title companies, law firms, and the federal government. Our company longevity, and the diversity of our client base is atypical among our competitors and allows us to assist our clients with most any valuation problem.

We make it easy to budget your valuation spending with our appraisal fee threshold and standard set of review fees



National Commercial AMC Services Process



1. Allstate receives orders from Client and our dedicated Account Manager solicits fee quotes from an appropriate number of highly qualified, vetted, approved appraisers from our approved vendor panel.



2. Allstate awards appraisal assignment based on the most competitive fee and turn time, prior experience, professional qualifications, and historical service record. Allstate Appraisal scorecards our approved appraisers based on their performance and this score impacts their eligibility to receive appraisal orders.



3. Allstate receives and reviews the draft report from the authoring appraiser and pursues correction of all deficiencies identified in the initial review.



4. Upon receipt of the revised report, the Allstate Review Appraiser reviews the revised appraisal report to ensure the requested changes were completed; documents the revision requests made; and concludes whether or not the final report complies with all requirements outlined in the corresponding Scope of Work defined at the time of engagement.



5. Allstate releases final appraisal and review report to the client only after all necessary corrections (those that have a material impact on value conclusion) have been made.



6. Allstate has a formal rebuttal process in place in the event of any challenge to our reports.

The Value of Using Allstate Appraisal as Your Preferred Vendor of Choice

- Allstate can handle any assignment type, anywhere in the USA, and has decades of industry experience.
- Allstate has a full-time Compliance Team that is available to assist you with any regulatory requirement relating to appraisal.
- Dedicated account managers – Each of our clients has their own account representative who is familiar with our client's specific professional requirements and service level expectations. At Allstate, it is more than business, it is about building long-lasting relationships.
- By utilizing Allstate's services you will eliminate the additional resources needed to maintain and manage an in-house valuation and appraisal review department, saving you time and money, and reducing your liabilities.
- With Allstate's set AMC fee schedule you will be able to budget your valuation spending.
- Leading-edge technology. Our clients can take advantage of our secure, web-based technology platform that is easy to use and industry-compliant. Our clients can sign in at any time to place orders, check status, and receive completed reports 24 hours a day.
- By choosing Allstate Appraisal to take care of all your valuation needs, you can focus on what you do best... running your business!

Compliance is not an option and at Allstate, we have a dedicated team available to assist you with any appraisal related regulatory requirements

Contact us now at 866.799.9009 or info@allstateappraisal.net for a fee quote on any commercial property anywhere in the country.



Relationship Management



Steven S. Albert, MAI, SRA
President
info@allstateappraisal.net
866.799.9009



John P. Konrath, MAI, SRA
Commercial Appraisal Review
info@allstateappraisal.net
866.799.9009



James E. Bosco, SRA
Commercial Quality Control
info@allstateappraisal.net
866.799.90



Tanya Thomas
Commercial Account Representative
info@allstateappraisal.net
866.799.9009



Laura Parish
Compliance Officer
info@allstateappraisal.net
866.799.9009