

New Day Evaluation Services, LLC

OVERVIEW – We focus on QUALITY. Drive, Determination, Focus, and Value

Every part of our service can be customized to your needs.

New Day Evaluations offers a full range of valuation products. We offer competitive rates, turn times and a friendly, helpful staff that will customize to your needs and offer the solutions needed. Our goal is to offer complete satisfaction to our Clients with 100% commitment. Our cost is way below competition. Our goal is to keep our cost low and pass the benefits on to our clients.

Our products include Broker Price Opinions, and Value Reconciliations/Desktop Reviews (RMV's). RECONCILE WITH AN EXPERT. NDES can assist you with identifying the key factors; we will find the pitfalls, toxic properties, non-compatible properties, inconsistencies and discrepancies.

Value Reconciliations (RMV's)

New Day Evaluations provides an intensive property valuation service which includes an experienced staff of licensed Certified Appraisers and Real estate agents. We strategically assess the current market of each area and the history, location, and current condition of each property.

The final assessed Value is provided to help our clients determine a list price, sales price, and may be used to determine a bid price for pools of properties under consideration for purchase.

The values provided are intended to be a reflection of current market trends as reported by the listing agents within the immediate market area. Information gathered is supplied by the agent, outside resources and is reconciled based on our experience in this changing market. New Day Evaluations reconciled values are supplied to assist the intended user in the decision making process of the management of their assets.

We focus on quality. We address any issues and discrepancies with the asset up front that may affect the value. We review the current market conditions and neighborhood conditions. We select the best comps for the subject. All of our reviews include; Subject Details, Neighborhood Details, Market Details, Comp summary and our final reconciliation. We map out each property and address any negative or positive influences that may affect the value. We choose the best comps for the subject and make the necessary adjustments (bed/bath count, Sq. Ft, lot size, updates/amenities) We provide a 30 day As-Is value, a 90-120 As-Is value and a Repaired value. We review, compare, and analyze each individual asset. We use other resources in addition to a prior BPO/Appraisal and a current BPO if available, to complete our Review. Examples can be provided upon request.

We specialize in Principles of Residential Real Estate Appraising, Market Data Analysis of Residential Real Estate Appraising, Residential Analysis for Small Income Property Appraising, Financial Analysis of Income Properties, Appraising REO and Foreclosure Properties, Appraising High-Value Residential Properties, National USPAP, Appraising the Oddball: Nonconforming & Difficult Properties, Residential, Vacant Land, Multi-Family, Manufactured Homes, Condominium/PUD, and Condemnation.

Valuation Disclaimer - BPO Service

This is a limited review of the information provided by a real estate broker and not a licensed appraiser. The reviewer has based an opinion of value solely on information provided by the Appraiser or BPO agent that is assumed to be unaltered, truthful and unbiased and is not liable for any information reported that is proved to be inaccurate, false or misrepresented. Neither the reviewer nor any associate of New Day Evaluations has made a personal inspection of the subject property. This opinion of value is based on the reported market trends in the area. The reviewer makes the extraordinary assumption that the comparable properties considered in this opinion are the best available within the market area of the subject. Furthermore, this review is considered to be work product of New Day Evaluation Services.