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PROPERTY VALUATION FORM

If you are considering selling or exchanging your property, I will perform a local market analysis and prepare a broker opinion of value for your property based on the past sales of similar properties, properties currently on the market and the income and specifics of your property. I will introduce available investment options based on your goals.

Step 1	**Step 2**	**Step 3**
Complete this form	Send via fax 310.606.2076 or email: olga@lyonstahl.com	Allocate time to meet within 10-14 days to go over the valuation

Subject Property Address:	
Owner Name:	
Mailing Address:	
Phones (Work, Cell, Home):	
Email Address:	

Provided the price and terms are acceptable to you, when would you be taking the property to the market?

☐ Now ☐ 1-2 months ☐ 3-6 months ☐ 6-12 months ☐ 12+ months

Your plans for the proceeds:

☐ Cash Out ☐ 1031 Exchange (Specify Property type, Location) ☐ Other (specify)

Please Fill Out Your Property Data.

INCOME (monthly)		
Unit Number	Unit Type - Bedrooms/Baths	Monthly Rent
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$
		$

EXPENSES (annual)	
Insurance:	$
Utilities:	$
- Gas	$
- Water	$
- Electric	$
Maintenance & Repair:	$
Landscaping:	$
Management Fee:	$
Other (specify):	$

ADDITIONAL INCOME (monthly)	
Laundry:	$
Garage:	$
Other (Specify):	$

Loan Balance:	$
Willing to Carry Financing?	

Capital Improvements / Additional Comments: