



# AVM Pro: A smarter starting point for commercial property valuation.

**AVM PRO** | Accelerate existing valuation workflows with instant, unbiased property-level insight – empowering faster due diligence, underwriting, and portfolio decisions with transparent, real-time values. AVM Pro redefines automated valuation intelligence through a powerful three-part methodology.

SEE AVM PRO FOR YOURSELF



## VALUE EXTRAPOLATION

Applies Green Street's CPPI trend data

## SMARTCOMPS

Matches comps with precision using proprietary logic

## NOI CAPITALIZATION

Reflects asset quality and income potential

### AVM Pro for brokers

#### Prospect smarter, close faster

Say goodbye to guesswork. AVM Pro gives you instant valuations and verified comps you can use right now – backed by the trusted data your clients expect.

### AVM Pro for assessors

#### Manage rebuttals confidently

Stay one step ahead of outdated assessments with real-time, defensible values. AVM Pro helps you manage tax rebuttals with speed, precision and clarity.

### AVM Pro for portfolio managers

#### Move before the market does

Use AVM Pro to monitor valuations across your holdings, move with agility, stay updated with a dynamic library of property values & adjust strategies in real time.

5

Necessary Inputs

200k+

Properties Covered

384

U.S. Markets

6

Property Sectors

| Rank | Address                                  | Date        | Size         | Distance | Suburb  |
|------|--|-------------|--------------|----------|---------|
| 1    | 375 Park Avenue, New York, NY 10022      | 1-Oct-2023  | 859k Sq. Ft. | 2.9 mi   | Midtown |
| 2    | 625 Madison Avenue, New York, NY 10022   | 23-Feb-2024 | 564k Sq. Ft. | 3.2 mi   | Midtown |
| 3    | 720 5th Avenue, New York, NY 10019       | 1-Dec-2023  | 216k Sq. Ft. | 2.5 mi   | Midtown |
| 4    | 47 West 17th Street, New York, NY 10011  | 20-Jul-2023 | 179k Sq. Ft. | 2.1 mi   | Midtown |
| 5    | 111 East 59th Street, New York, NY 10022 | 28-Sep-2023 | 150k Sq. Ft. | 2.3 mi   | Midtown |
| 6    | 175 5th Avenue, New York, NY 10010       | 1-Oct-2023  | 120k Sq. Ft. | 2.4 mi   | Midtown |
| 7    | 200 5th Avenue, New York, NY 10010       | 23-Nov-2022 | 100k Sq. Ft. | 2.5 mi   | Midtown |

### How are the three valuation approaches combined?

AVM Pro produces a final valuation by weighting each valuation approach through a confidence scoring system. The emphasis on each approach can vary from one property to another, depending on the property's unique characteristics and data availability. Users can adjust each valuation weighting manually for further customization.

### What if some property information is not known?

To supplement unspecified inputs, Green Street's Sales Comps data populates sale price, sale date, square footage/units, sector, and property name when a single-property match is found. Take advantage of Green Street's proprietary CRE intelligence through AVM Pro.

