APPRAISERS

Move Your Business Forward
THE LARGEST INVENTORY OF SALE COMPS YOU NEED TO PROVIDE OBJECTIVE VALUATIONS

Nearly 7,000 appraisers choose CoStar because, as the industry’s largest research organization, we verify and curate the data ourselves. Whether using a sale comp or income capitalization approach, appraisers get a comprehensive set of tools with which to value properties quickly and accurately, including sale comps, lease comps with effective rents, tenant rosters and more.

CoStar Suite provides appraisers the essentials to succeed in valuing commercial properties. For over 30 years, our researchers have captured and followed the intricate details behind every commercial property. As a result, over 125,000 commercial real estate professionals have unparalleled access to the largest number of listings ever assembled, detailed sale comps, actionable analytics, and the cutting-edge technology to bring it all together in a professional and efficient environment.

APPRAISERS USE COSTAR SUITE TO:

**Get Granular, Verified Data**
- Access trusted sale comps, physical characteristics, and other information to deliver objective valuations of commercial real estate properties.
- Access tenants rosters and lease comps for subject properties and like-properties.
- Prospect for new business by identifying the most active buyers and sellers in any market.

**Access the Largest Inventory of Sale Comparables**
- Use CoStar COMPS to access to over 2.7 million sale comps with pricing information, cap rates and transaction notes.
- Value subject properties with recent and relevant sale comps.

**Access Data at the Property Level**
- Access property level information, including vacancy, rents, sale comps, tenants, owner information, and more, for any multifamily, office, industrial or retail property.
- Gather building specifics such as physical characteristics and historical data.

**Leverage Analytics to Support Value**
- Access the source of information that US and global government agencies and financial institutions use to evaluate commercial real estate.
- Analyze past sales in a property and forecast performance of a new development.
- Analyze cap rate trends at the market and submarket level by building class.
Connecting you to the people and information you need to make decisions with confidence.
RESEARCH IS WHAT WE DO

We know information is the cornerstone of every remarkable deal. That’s why research is our passion, and the foundation on which we’ve built the richest, most valuable treasury of portfolio, tenant, sale comp, lease comp, field and aerial information, imagery and analysis in the industry. Our investigative, insightful research team is nearly 2,000 strong, and scouts out the data our clients rely on to make confident, profitable choices. Working across markets and submarkets, from the road and in the air, we dig deep. Making the calls, tracking the values, profiling the tenants, identifying the true owners, creating the relationships and connecting the dots in order to tell the full story.

Couple that with marketing platforms that are used – and fueled – by the industry professionals themselves. More than 250,000 commercial real estate decision makers use CoStar’s platforms, including Apartments.com and LoopNet, to update their listings, connect with peers, and close deals. Those transactions only make our research engine more powerful.
A POWERFUL COMBINATION COMES TOGETHER IN COSTAR SUITE

Know the Details Behind Every Building
- Access a full market inventory of properties and spaces – available as well as fully leased.
- Search by market and submarket, with hundreds of details on each property.
- Access photos, aerials, maps, floor plans, stacking plans and more.
- Access information on every true owner, broker, and property manager behind every property.
- Analyze and report the true cost of a lease with ease using pre-populated lease and building information.

Value Properties with Confidence Using Sale and Lease Comps
- Establish a sound listing price by evaluating sale and lease comparables that are fully vetted.
- View contact information for true buyers and sellers behind LLCs and partnerships.
- Understand sale conditions and lease concessions including escalations, free rent, and more.
- View market activity with maps or aerials displaying properties sold, leased, for sale or pending.
- Access sale and lease comps as fast as the day of transaction.
Identify Prospects and Fill Space with Access to Every Tenant in Every Building

- Target prospective tenants with expiring leases.
- View lease expirations, space history and lease terms.
- Identify tenants who are growing, downsizing, likely to relocate or over-paying for their space.
- View company information including key decision makers, business type, employee count, growth outlook and other locations.
- Expand your opportunities by researching tenants according to industry type, employee count or other criteria.

Analyze Markets and Submarkets Like Never Before

- Search for markets and submarkets with required KPIs such as rent, occupancy, and cap rates.
- Determine acquisition strategy by benchmarking market and submarket performance.
- Understand historical performance of a market, submarket, property, or customized set of properties.
- Forecast market and submarket performance such as rent growth, absorption, and stock.
- Generate underwriting reports to support position of value.
- Export historical, existing and forecast data for internal analysis.
MOBILE APP AND NEWS

Take CoStar with You

Bring the information wherever your business takes you. Available on smartphones, tablets, and wearable devices through iOS and Android, CoStar mobile allows unhindered access to all aspects of CoStar Suite whether you are at home, on the road, or touring properties with a client.

News

CoStar’s award winning news team is dedicated to delivering you the most up to date information on the events that shape and influence your market. Our bureau spans markets throughout the country, using CoStar’s research findings to pursue stories that may impact your business.