

APPRAISALS

C-STORE VALUATIONS



SPECIALIZING IN
THE VALUATION OF
CONVENIENCE STORES,
GAS STATIONS, AND
PETROLEUM MARKETING
PROPERTIES.



FEE SIMPLE AND CURRENT OPERATIONS
APPRAISALS PREPARED IN COMPLIANCE WITH
INTERNATIONAL VALUATION STANDARDS AND
THE UNIFORM STANDARDS OF PROFESSIONAL
APPRAISAL PRACTICE.

- Sale Leaseback Transactions.
- Mergers and Acquisitions.
- Lender Financing/Workouts.
- Estate Planning/Tax Accounting.
- Eminent Domain/Litigation.

Valuations of the total assets of the business
(TAB) including: tangible assets, realty; tangible
assets, non-realty; and intangible assets.

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Robert E. Bainbridge is the recipient of the Appraisal Institute's 2004 *George L. Schmutz Award* for outstanding technical manuscript or publication for his book *Convenience Stores and Retail Fuel Properties: Essential Appraisal Issues*.

He holds the MAI and SRA professional designations of the Appraisal Institute (USA) and the MRICS designation from the Royal Institution of Chartered Surveyors (United Kingdom).



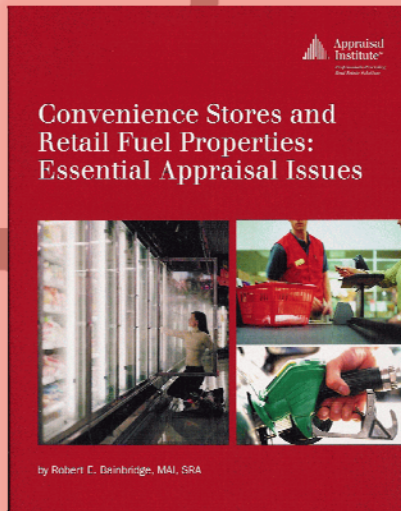
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AUTHOR

COURSE DEVELOPER

INSTRUCTOR



Mr. Bainbridge wrote the textbook and developed the seminar "Appraising Convenience Stores" for the Appraisal Institute, the world's largest publisher of appraisal literature. The Appraisal Institute confers the MAI and SRA professional designations. .

LITIGATION SUPPORT

Under the Uniform Standards of Professional Appraisal Practice (USPAP), state-certified appraisers may act in the role of: A. an independent VALUER, or B. a CONSULTANT that advocates for the client's interest; but may not act in both roles at the same time. The role must be clearly identified to all parties at time services are engaged.

A. As an Appraiser or Valuer

We provide independent, third party opinions of value (appraisals) for real estate, equipment and intangible business value associated with operating and non-operating convenience stores. These are USPAP-compliant appraisal reports admissible as evidence in all courts of law. Our particular expertise in trade area analysis and site assessment for convenience retail concepts makes us effective at identifying alternative uses, when necessary. A state-certified general appraiser license is required in all 50 states for the appraisal of the real estate associated with convenience stores and gas stations. We maintain these certifications.

B. As a Consultant-Advocate

We provide advice and assistance with case evaluation where we help you identify the strengths and weaknesses of your client's position in the area of valuation disputes concerning convenience stores and gas stations. We begin by reviewing your summary of the case and any background documents, such as past appraisals, that have already been prepared.

We can assist you coordinating the work of other valuation team members, such as independent real estate appraisers and business appraisers.

Preparing the deposition for expert witnesses involved in valuation disputes concerning gas stations and convenience stores is a very specialized area of valuation expertise. We can assist you preparing effective, probing questions for deposing the opposing witnesses.

We can advise you on pre-trial settlement and arbitration.