

Our Services

At **ZENGEL & Associates**, we provide you with a variety of real estate valuation and related consultation services. With our client-centered approach, we focus only on those areas where we do our best work -- because we know the markets and we have the modern tools, database and expertise to do your job right. We are pleased to present these four Focus Areas in our valuation and consulting practice.

Real Property Valuation

Agriculture

- All Crops, Permanent Plantings
- Transitional Farmland
- Fruit Packing and Cold Storage

Commercial

Hospitality

- Hotels, Motels, and Restaurants
- Franchised Fast Food Restaurants

Office

- Garden and Other Low-Rise
- Mid-Level and Multi-Story
- Medical and Other Professional
- Multiple Building Developments

Retail

- Neighborhood Shopping Centers
- Strip and Power Centers
- Mixed Use
- Supermarkets
- Convenience Stores

Industrial

- Contaminated / Toxic Properties
- Distribution Centers
- Warehousing of All Types
- Food Processing and Cold Storage
- Manufacturing Plants and Sites
- Mini and Self Storage
- Truck Terminals
- R & D Centers

Land

- All Land Use Zoning Types
- Residential
- Apartments
- Garden and Low-Rise
- Complexes from 10 to 350+Units
- Condominium Complexes
- Subdivision Developments for SFRs
- Redevelopment Projects
- Re-use

Special Use Valuation

- Airport-Related
- Auto Dealerships
- Churches
- Convalescent Hospitals
- Conservation Easements
- Environmental Contamination; Stigma
- Funeral Homes and Cemeteries
- Gravel Pits and Quarries
- Gas Stations / C-Stores
- Mixed Use Projects
- Multi-Parcel, Multi-Location Portfolios
- Radio / TV Stations
- Railroad, Communication, Transportation and Pipeline Corridors
- Schools – Bond Collateralization and State Site Reimbursement (OPSC)
- Truck Travel Centers / Card Lock Facilities

Legal-Related Valuation

- Litigation Support and Expert Testimony
- Eminent Domain / Condemnation
- Bankruptcy
- Tax Appeals
- Third Party Review
- Arbitration / Mediation
- Probate, Estate and Trust
- Lease Renewal / Rental Rate Studies
- Fractional Interests
- Marital and Partnership Dissolution

Consulting Services

- Alternative Use Studies
- Analyses: Buy / Sell / Lease
- Business Valuation
- Due Diligence Review
- Easements and Other Partial Interests
- Leasehold and Leased Fee
- Market Analysis and Rental Studies
- Site Selection