

## Overview - Special Use

Special Use properties are just that – special. They do not fit into typical categories. So special that most appraisal firms will not tackle them because they present unusual circumstances that make it difficult to arrive at a supportable value -- especially when the appraiser rarely sees them. Unlike most firms, we like Special Use properties and we value them regularly in California. For example, since 2001 we have valued over 25 Auto Dealerships in Northern and Central California worth over a combined \$120 million.

We are particularly proud that our one of the specialty areas of **Zengel & Associates** offers you the most experienced Gas Station / C-Store valuation capability in Northern and Central California. To complete these appraisals, we combine modern, web-based market research tools with our own extensive, proprietary database generated from years of working in this sector. That means we offer the most efficient, market-wise appraisals available on these unique properties.



So, don't engage a firm that is learning on the job while working your Special Use project. Instead, let **ZENGEL & Associates** use our exceptional experience and market knowledge to work for you.

Below is a non-exhaustive list of our most common Special Use projects. Just click on the highlighted items for details and sample projects in those categories.

- Airport Related
- **Auto Dealerships & RV Centers**
- Car Washes
- Churches
- Convalescent Hospitals
- Funeral Homes / Cemeteries
- **Gas Stations / C-Stores**
- Hospitals
- Mixed Use Projects
- Multi-Parcel Valuations
- **Quarries and Gravel Pits**
- Radio / TV Stations
- Environmental Impairment – Stigma
- **Railroad, Transit, Communication & Pipeline Corridors**
- School Districts – Bond Collateralization & State Site Reimbursement (OPSC Funding)
- **Truck Travel Centers / Card Lock Facilities**