

CompsMART+SM

A SMARTER WAY TO ASSESS PROJECT POTENTIAL

THE GOVAL GROUP SERVICES

- Enhanced Use Leasing (EUL)
- Military Housing Privatization Initiative (MHPI)
- Base Realignment and Closure (BRAC)
- Non-Federal Public Private Partnerships (P3)
- Valuation Services
- Affordable Housing Development Support

THE GOVAL GROUP PRODUCTS

- IMPLAN Economic Analysis
- GIS Services
- The Rent Reasonableness Estimator
- CompsMART+SM

In addition to the array of services Novogradac & Company LLP provides, the firm's Government Consulting & Valuation Advisory (GoVal) Group is pleased to present its Comparable Market Analysis and Research Tool — **CompsMART+SM**.

CompsMART+SM is a unique one-stop source of housing and demographic information that provides market data and mapping resources. For anyone having difficulty obtaining current and reliable occupancy and rental data for their market, and a desire to know how their market is performing compared to others, this tool can help. CompsMART+SM provides accurate and up-to-date snapshots of neighborhoods and communities and includes target-market comparables, as well as discrete demographic information and pin-point mapping capabilities.

CompsMART+SM draws on the firm's national rent valuation database tax credit, market-rate and subsidized properties. Existing property information is updated constantly and new properties are continually added, allowing CompsMART+SM to provide an accurate and timely description of a metro area's occupancy and rent trends.

USERS CAN:

- Perform searches on our geospatial database properties
- View all properties and search results on an interactive map
- Instantly find all properties within a specified radius of a user identified Point of Interest (POI)
- Retrieve property profile reports and key demographic information on a user defined Area of Interest (AOI).

CONTACT US

Learn more about how the GoVal Group can assist with your next project.

Visit us online at www.govallgroup.com

For additional information contact us at compsmart@novoco.com or call Brad Weinberg in the Metro Washington, D.C. office at **240.235.1701**

SAMPLE CompsMART+SM MAP



Properties in the chosen search area appear, numbered, on an interactive map.

Map overlays include census tracts and congressional district boundaries, as well as satellite and hybrid views. Users can also zoom in or out to street level.

Users can search the database by address, city/state, Zip code, and/or county and set their own search radius. The database covers both urban and rural markets in every state, including Puerto Rico and the U. S. Virgin Islands.

From the search page users can also select the type of properties they are looking for such as only tax credit properties or high-rises, or just market-rate properties.

In addition to property data, users can access Census 2000 data, current year estimates and five year forecasted projections based on the selected radius. Population, income, age and employment data are available too, thereby adding meaning to the housing market information provided by CompsMART+SM's property profiles. The census data offered by CompsMART+SM also includes information on hundreds of key demographic variables.

| Quick Facts | |
|---|----------|
| <small>Based on Census 2000 data. 1 mile radius around 3600 16th St, Silver Spring, MD 20910.</small> | |
| Population | 23,748 |
| Population 65+ | 3,373 |
| Households | 11,970 |
| % Renter Occupied Units | 72.2% |
| Average Household Size | 1.9 |
| Median Household Income | \$48,534 |

| Property Name | Address | City/State | Report Date | Action |
|-----------------------------|---------------------|-------------------------|-------------|-----------------------------|
| Georgia West | 8708 First Avenue | Silver Spring, MD 20910 | 02/26/04 | Add Property Report to Call |
| The Charter House | 1316 Fenwick Lane | Silver Spring, MD 20910 | 02/27/04 | Add Property Report to Call |
| St. Charles Apartment House | 8710 Cameron Street | Silver Spring, MD 20910 | 07/06/05 | Add Property Report to Call |
| Montgomery Arms Apartments | 8627 Fenton Street | Silver Spring, MD | 07/06/05 | Add Property Report to Call |

Before purchasing reports users are provided a brief overview of the properties returned by the search. The address, date of the last survey, building type, program type and number of bedrooms is provided.

The full reports include rent and occupancy information, in addition to market data such as absorption rates, length of waiting lists and leasing pace, which can help in assessing a selected housing market. Information not commonly found elsewhere, such as utility structures, in-unit and property amenities, and comments on the state of the market from property manager are also available. Samples of all reports are can be found online.