



**NOVOGRADAC
& COMPANY** LLP
CERTIFIED PUBLIC ACCOUNTANTS

GoVal Group • Government Consulting and Valuation Advisory Group

real.



REAL EXPERTISE. REAL CHOICES. REAL VALUE.

Novogradac's GoVal Group

Specialized consulting
services from an
industry leader.

A unique focus on housing and community and economic development has allowed Novogradac & Company LLP to become one of the country's top certified public accounting and consulting firms. Firm founder Michael J. Novogradac - a national expert in real estate taxation and syndication - established the GoVal Group to provide our unique clientele with a dedicated team of consultants to conduct customized financial research and analysis. Today, the GoVal Group offers you the resources of a leading CPA firm combined with the personal attention of a market-focused team of experts.

real choices.

MULTIPLE SERVICES FOCUSED ON ONE CLIENT AT A TIME.

At the GoVal Group, our focus is on you.

We begin by listening to your needs, then we direct you to the services and products most closely aligned with your project goals. Our six core service areas are outlined below:

- **Market Study & Appraisal Services** – We offer a broad array of real estate financial viability and asset valuation services as well as economic and market research and analysis to streamline the real estate development process.
- **Affordable Housing Development Support** – The GoVal Group combines primary research with detailed demographic data and market conditions to help determine the viability of a proposed project.
- **Enhanced Use Leasing (EUL)** – Through this program, we help federal agencies to establish public-private partnerships designed to optimize the value of underutilized land and facilities.
- **Military Housing Privatization Initiative (MHPI)** – The purpose of this program is to revitalize housing for military families by attracting private sector financing and expertise. This allows us to complete improvements far more quickly and efficiently than traditional Military Construction processes would allow.
- **Base Realignment and Closure (BRAC)** – The GoVal Group works to bridge the gap between public and private sector entities by developing privatization strategies and providing ongoing support.
- **Non-Federal Public Private Partnerships (P3)** – The GoVal Group offers a variety of support services to enhance projects resulting from public-private partnerships. Included are program development, management support, economic analysis and market research.

real

real expertise.

MORE THAN YOU IMAGINE. ALL YOU NEED.

WHETHER YOU WORK IN THE PRIVATE SECTOR, OR IN FEDERAL, STATE OR LOCAL GOVERNMENT, IT'S IMPORTANT TO HAVE A SINGLE, TRUSTED RESOURCE FOR ALL YOUR REAL ESTATE ADVISORY SERVICES. NOVOGRADAC GOVERNMENT CONSULTING AND VALUATION ADVISORY GROUP (GOVAL GROUP) IS THAT RESOURCE. WE OFFER THE INDUSTRY'S MOST COMPREHENSIVE RANGE OF REAL ESTATE ADVISORY SERVICES AND PRODUCTS, EACH DESIGNED FOR OPTIMUM EFFECTIVENESS IN A SPECIFIC MARKET SEGMENT. NOW, RATHER THAN MANAGE MULTIPLE PROFESSIONAL RELATIONSHIPS AMONG MANY DIFFERENT COMPANIES, YOU CAN TURN TO ONE TRUSTED RESOURCE AND FIND EVERYTHING YOU NEED IN ONE PLACE: THE GOVAL GROUP.



service.

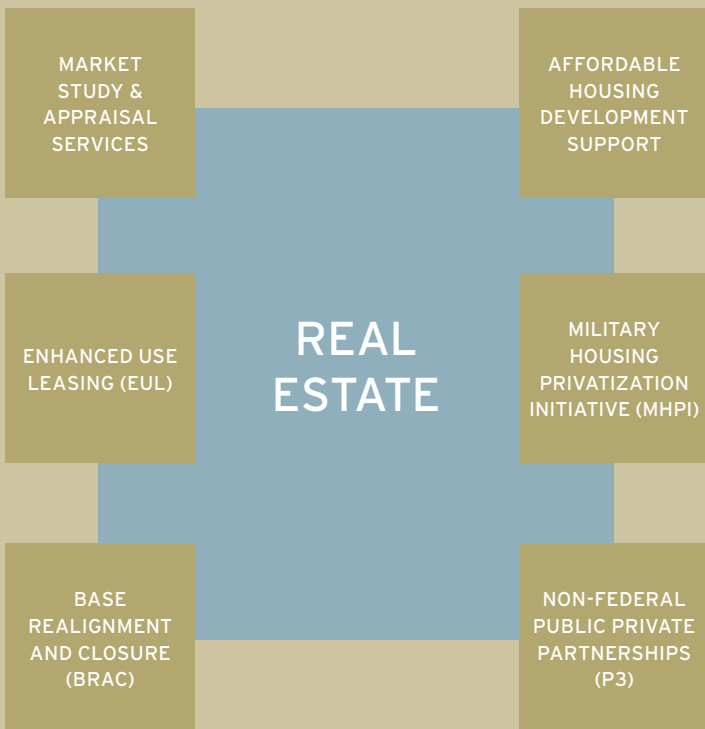




ADVANCED TECHNOLOGIES TO SIMPLIFY COMPLEX DATA

To enhance the effectiveness of its six key services, the GoVal Group utilizes four powerful technology tools:

- **IMPLAN Economic Analysis** – The GoVal Group uses IMPLAN (Impact Analysis for Planning) software to perform analyses and create reports detailing how a changing economy has the potential to impact various industries in and around your project area. Starting with the unique variables of your project, our experts can use IMPLAN to help you better understand possible outcomes of real estate development.
- **GIS Services** – Because Novogradac is a licensed user of the ESRI Business Analyst GIS software, the GoVal Group offers you in-house GIS and data analysis of project locations throughout the nation. Report data can cover everything from U.S. political boundaries and census tracts to demographic data on population, household composition, building permit data and more.
- **The Rent Reasonableness Estimator** – Public housing officials often struggle with how best to determine rents that are “reasonable” for a specific region. The GoVal Group can compile a statistically accurate sample of a region’s current rental housing market to aid in decision-making and reduce audit risk.
- **CompsMART+SM** – This Comparable Market Analysis and Research Tool is a powerful tool for gathering market data on tax credit, market-rate, and subsidized properties across the U.S. CompsMART can be used to create an up-to-date snapshot of neighborhoods and communities and retrieve key data on user-identified points of interest.



Find out how the GoVal Group can help to simplify your next real estate project. Visit us online at www.govgroup.com or call us at (240) 235-1701.

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