

Newmark V&A CaseBook Multifamily

TABLE OF CONTENTS

Multifamily Specialty Practice Overview	2
Multifamily Case Studies	3
Multifamily Directory	5
Multifamily Coverage Map	6
Multifamily Specialty Practice Leader Profiles	7





Multifamily

Whether garden-style or high-rise, student housing or lifestyle center, our Multifamily specialty practice combines on-the-ground knowledge and industry-leading expertise on a wide array of multifamily types.

Our team takes a comprehensive view that considers rental income in conjunction with real estate assets, offering a consultative approach.

Tapping into Newmark's integrated platform, our Multifamily specialty practice delivers valuation reports and analyses with integrity and vision. This empowers our clients to make educated decisions with more diverse and innovative options in an increasingly competitive market.

We also meet the requirements of government agencies and government-sponsored entities that provide financing for multifamily properties. Our team is now one of the largest providers of appraisals to top multifamily lenders, Fannie Mae, Freddie Mac, and private and public equities and funds.

Our Multifamily platform service offerings include:

Estimates of Market Value
FASB Reports

Financial Reporting
Market Analysis

Market/Feasibility Studies
Property Tax Appeals

Subcategories:

High-Rise

Mid-Rise

Low-Rise

Garden-Style

Student Housing

Affordable Housing

Condominiums

Cooperatives

Land/Development

Mixed Use

ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

CONTACT

Bryan Beel

Senior Managing Director

Specialty Practice Leader - Multifamily

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Multifamily

Relevant Experience



National Portfolio

Various U.S. States
5,271 Units

Newmark V&A's Multifamily team provided valuation services on a 21-property multifamily portfolio in various locations within Colorado, Florida, Georgia, Kansas, South Carolina, Texas and Washington. Our subject consisted of 5,271 units and 254.74 acres of land. Of the assets, 10 are concentrated within Texas, 3 in Florida, 3 in Georgia, 1 in South Carolina, 2 in Washington, 1 in Colorado and 1 in Kansas.

At the request of the client, Newmark V&A provided an allocated value of the site. The scope included As-Is Value and Land Value and Insurable Value.



Mixed-Use Property

San Francisco, CA
3+ Million SF GBA

Newmark V&A's Multifamily team provided valuation services on a 3+ million square foot mixed-use property.

Our subject consisted of over 10 high-rise apartment buildings, over 150 garden and patio-style buildings, 10 common-area buildings, approximately 150 carports on over 110 acres, and 3,000+ Units with Development Entitlements to build over 8,000+ units. The residential units at the subject property were also governed by the San Francisco Rent Control Ordinance.

At the request of the client, Newmark V&A provided an allocated value of the site. The scope included As-Is Value, Hypothetical As-Is Value at Market Rent, Development Rights, Land Value, and Insurable Value.

Multifamily

Relevant Experience



Class A Mid-Rise

Schaumburg, IL
373 Units

Newmark V&A's Multifamily team provided valuation services on a mid-rise apartment building. Our subject consisted of a proposed project of a four-story mid-rise apartment building containing approximately 337,267 feet of rentable area across 373 residential apartment units. The subject will also contain an attached 265,799 square foot parking garage with 790 parking spaces, in addition to 10 surface parking spaces for total parking accommodating 800 vehicles.

At the request of the client, Newmark V&A provided an allocated value of the site. The scope included As-Is Value, Prospective At Completion, Prospective At Stabilization, Land Value and Insurable Value.



Proposed Mid-Rise Multifamily

Chicago, IL Suburb
250 Units

Newmark V&A's Multifamily team provided valuation services on a proposed mid-rise multifamily property. The proposed project consisted of a six-story mid-rise apartment building to be situated on a 4.76-acre site.

Containing nearly 230,000 square feet of rentable area within 250 residential apartment units (studio, one-bedroom, and two-bedroom). The subject would also contain a 6,500 square foot clubhouse/on-site leasing office, in addition to a three-story adjacent parking garage containing over 450 surface and garage spaces. The development would conform to the expectations of newly constructed, Class A, luxury inventory across the Chicago MSA.

Proposed new amenities would include: community clubhouse, resort-style swimming pool, fitness center and yoga studio, cybercafé, demonstration kitchen, outdoor grilling hub, package room, and dog park. Interior unit finishes to include quartz counter tops, stainless steel appliances, ceramic tile backsplashes, in-unit washer/dryer, and more.

At the request of the client, Newmark V&A provided an allocated value of the site. The scope included As-Is Value, Prospective At Completion, Prospective At Stabilization, Land Value and Insurable Value.



Bryan Beel

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YEARS OF EXPERIENCE

20+

AREAS OF SPECIALTY

Valuation & Advisory
Conventional Multifamily
Affordable Multifamily
Student Housing

Bryan Beel serves as a Senior Managing Director and Multifamily Specialty Practice Leader at Newmark Valuation & Advisory. Based in the company's Raleigh, North Carolina, office, Bryan provides leadership and a strategic focus encompassing team expansion, acquiring top industry talent, fostering client relationships, and spearheading business development endeavors.

The breadth of Bryan's clientele covers agency lenders, banks, life insurance companies, CMBS lenders, debt funds, investors, and REITs. His deep-rooted experience spans across conventional asset types, with a particular focus on multifamily, affordable housing, build-to-rent, and student housing properties.

Before his tenure at Newmark, Bryan was a Director at CBRE in the Carolinas for two decades, where he effectively originated and managed extensive portfolios. His leadership resulted in the completion of over 3,000 multifamily valuation assignments along with more than 1,000 office, retail, and industrial assignments, highlighting his extensive experience and contribution to the field.

Professional Affiliations

- Ranked #4, #6 (twice), #8, and #9 in national production during time at CBRE
- 2X CBRE Top Producer in Raleigh (all business lines)

Licenses and Designations

- North Carolina State Certified General Appraiser
- South Carolina State Certified General Appraiser
- Virginia State Certified General Appraiser

Education

Beel earned a Bachelor of Arts in History from Auburn University.