

# Are you using the **Wrong Tools**



for your

## **Distressed Asset Valuations?**

### **LVR, Liquidation Value Report**

#### **Valuation Analysis for When it Matters Most**

Whether you're analyzing a pool of loans, selling distressed assets or charging off a loan balance, you owe it to your bottom line to use the **right** valuation tool for the job.

BPOs have a time and place in the servicing world, but ask yourself:

1. What guidelines must an agent follow when completing a BPO?
2. What value am I receiving? Market value? Quick sale value? Recommended list price?
3. Does the agent have any potential direct or indirect interest in the outcome of the valuation?
4. What type of assurances do I have that the valuation is accurate?

When you just want eyes on a property and an idea of value, BPOs are great. But when it comes to making a critical financial decision, you need **more** - you need StreetLinks LVR.

StreetLinks Liquidation Value Report (LVR) is an affordable, USPAP-compliant valuation report that provides an objective, in-depth analysis of the liquidation price and condition, along with analysis of market trends and comparables. LVR produces appraisal quality results at a fraction of the cost of a full appraisal.

### **Get a StreetLinks LVR Report Today!**

Contact a Birchwood representative at [sales@birchwoodcreditservices.com](mailto:sales@birchwoodcreditservices.com) or **1.800.910.0015** to request a StreetLinks LVR.



[www.birchwoodcreditservices.com](http://www.birchwoodcreditservices.com)

#### **The LVR Difference: Better Process. Better Results. Reliable, Unbiased Evaluators**

LVRs are performed by a local unbiased, licensed appraiser to ensure a value founded on local market knowledge.

#### **Proven Valuation Methodology**

Using an appraisal-based valuation methodology with in-depth scope requirements designed for clear REO inventory review, LVR provides the real number that you need to make a confident decision.

#### **LVR analyzes:**

- Three sold and three listing comps
- MLS comp photos, plus drive-by subject photo or interior inspection
- Local market trends
- Specified criteria that defines value based on a 90 day marketing window



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