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IRR EVALUATION SERVICES

INTEGRA REALTY RESOURCES

IRR AIM EVAL SERVICE



INTEGRA REALTY RESOURCES

IRR is a national leader in commercial real estate evaluations, trusted by lenders and institutions that demand accuracy, consistency, and speed. Our evaluation platform is built on a proprietary, USPAP compliant methodology aligned with Interagency Appraisal and Evaluation Guidelines, delivering a higher standard of reliability across every market.

With a unified national pricing structure and a single point of contact, IRR makes portfolio-wide valuation management seamless. Regulatory updates in recent years have increased how often financial institutions must obtain valuations. That shift does not always require a full appraisal. IRR’s standardized evaluation product was designed for transactions that qualify for regulatory appraisal exemptions — offering a compliant, cost-effective alternative that keeps transactions moving without sacrificing quality. IRR evaluations are developed in accordance with USPAP and the Interagency Appraisal and Evaluation Guidelines and are intended to support regulated financial institutions in transactions that qualify for regulatory appraisal exemptions

WHAT QUALIFIES AS AN EVALUATION?

Under the Interagency Appraisal and Evaluation Guidelines, an evaluation is:

A valuation permitted by the Agencies’ appraisal regulations for transactions that qualify for the appraisal threshold exemption, business loan exemption, or subsequent transaction exemption. Evaluations fill a critical gap: they provide credible, well-supported valuation insight for lower-risk transactions while reducing turnaround time and cost.

USPAP - Compliant Methodology



Interagency Guideline Aligned



Single Point of Contact



Unified National Platform



Faster Turnaround



Cost-Effective Alternative



NATIONAL EVALUATION PROGRAM

IRR.COM

National Evaluation Platform with over 400 evals per month processed nationally, IRR has the scale and coverage to cover most major lenders' geographic requirements with local knowledge



CASE STUDY

Client engages IRR.
Local appraiser assigned,
third-party photos ordered

Appraiser reviews and analyzes
data, researches comparables,
and prepares draft

Third-party photo report is
delivered to IRR appraiser

Report and invoice are delivered
to client electronically

IRR has a team of professionals dedicated to serving our clients in valuation alternatives across the US, under the supervision of a single national director as well as local quality control and competency to provide reliable market specific intelligence. Our Evaluation experts offer consistency in product and delivery, all with local market knowledge.

NATIONAL SCALE & REACH

IRR has 50 physical locations throughout the US and Caribbean covering 60 major metropolitan areas with 500+ appraisers providing traditional valuation services on a daily basis across all asset types. Free from brokerage or other conflicts, our valuation services firm is the only independent choice with true local valuation professionals active in the locations we serve.

DATA-DRIVEN RESULTS

With over \$150 Billion in traditional valuation services delivered annually, IRR's data is centralized in a proprietary database (IRR Datapoint) that includes data analytics and trending in over 120 metro areas throughout the US. The National Eval team leverages this data, supplemented by data tools and analysis of third-party data to deliver reliable, data-driven valuation analysis using the expertise of our appraisal staff dedicated to Eval product.

QUALITY RISK MANAGEMENT

IRR provides eval and other alternative services to some of the nation's largest financial institutions. We serve as an invaluable partner in understanding our client's risk management process and providing a product that can serve the client's needs.

RELIABILITY AND CONSISTENCY

IRR's National Eval team includes central processing coordinators that remove all friction once the order is placed. Our quality control process includes confirming analysis results with local professionals, and uniform benchmarking tools across Datapoint to confirm reliable market benchmarks for sub-\$10 Million assets.

CONTACT US

INTEGRA REALTY RESOURCES



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