



VALEXPRIM  
valorisation expertise immobilière

REAL ESTATE VALUATION  
REAL ESTATE AT ITS TRUE WORTH



VALEXPRIM, AN INDEPENDENT REAL ESTATE VALUATION COMPANY, WAS BORN FROM PIERRE CHANAUD'S DESIRE TO GUIDE HIS CLIENTS IN THEIR REAL ESTATE VALUATION DEMANDS.

PIERRE CHANAUD, A MEMBER OF THE FRENCH CHAMBER OF REAL ESTATE VALUERS (CEIF-FNAIM) SINCE 1994, BRINGS WITHIN AN EVER-CHANGING CONTEXT, THE ASSURANCE OF A RELIABLE AND DEFINITE RESPONSE TO EACH FILE.

COMBINING PROFESSIONAL EXPERIENCE WITH A RIGOROUS METHODOLOGY AND INTELLECTUAL REFLECTION, AND BY RELYING ON REFERENCE RESEARCH, PIERRE CHANAUD HAS ESTABLISHED HIMSELF AS A RENOWNED SPECIALIST IN THE ART OF EVALUATING HIS CLIENT'S REAL ESTATE-RELATED RIGHTS.

EVERYDAY, COMPANIES, INDIVIDUALS, PUBLIC ACCOUNTANTS AND LOCAL GOVERNMENT AUTHORITIES PLACE THEIR REAL ESTATE PROBLEMS INTO THE EXPERT HANDS OF VALEXPRIM. EXTENDING BEYOND THE PARIS REGION, VALEXPRIM'S SPHERE OF ACTIVITY SPANS THROUGHOUT THE ENTIRE COUNTRY AS WELL AS IN THE FRENCH OVERSEAS DEPARTMENTS AND TERRITORIES, THANKS TO A NETWORK OF CAREFULLY SELECTED ASSOCIATES.



## OUR AREAS OF COMPETENCE

- Corporate, office, factory and warehouse real estate.
- Businesses and shopping centers.
- Assets and mixed-use properties with residential accommodation/offices/shops.

### A VALUATION, WHY AND FOR WHOM?

# You are:

#### ● A COMPANY

- Market value and rental valuation, whether the company is empty or occupied with its assets.
- IFRS standards: valuation and promotion of the company's real estate assets. Land/ building ratio, components.

#### ● A COMMERCIAL BRAND

- Valuation of your business premises' market value.
- Lease premium valuation.
- Lease renewal valuation.
- Lease cap removal valuation.
- Valuation for requests to modify the initial purpose of a lease.

#### ● A CERTIFIED PUBLIC ACCOUNTANT

- Valexprim provides you with its ability to carry out valuations of real estate and company assets (IFRS standards) as well as your clients' wealth tax declarations.

#### ● A PROPERTY OWNER

- Sale, succession, divorce, annual asset declaration, Valexprim will provide you with a valuation of your property.

## WORKING METHOD - PROFESSIONAL ETHICS - GUARANTEE

Pierre Chanaud is a member of the French Chamber of Real Estate Valuers (CEIF). As such, he benefits from a first-rate Professional Third Party Insurance. He also has a complementary coverage to complete this insurance.

On the European level, Pierre Chanaud was accredited by TEGOVA in May 2009 as a Recognized European Valuer (REV). As such, he benefits from an additional professional acknowledgement, and applies the recommendations of the 2009 EVS (European Valuation Standards).

Each client is, therefore, sure to have a valuer who respects the professional rules of conduct, an approved methodology and a valuation that meets the latest standards and professional development levels.

At VALEXPRIM, our yearly training obligation is a guarantee of perfection, which each of our valuers must justify at the end of the year. Our valuers understand the changes in standards and in the application of real estate-related case law, which allows them to respond effectively to the problems presented.

## INDEPENDENCE

Independence in valuation is of the cornerstones of our professional approach.

- No conflict of interest regarding a property or towards parties. We go beyond our valuation mission.
- No capitalist link – the firm is owned by its manager.

## COMPETENCE

A vast field of knowledge, especially in the areas of: assets and government contracts.

- Market value
- Rental value
- Leasing rights, Corporate real estate, commercial real estate, investments;
- Eviction compensation
- Lease renewal
- Asset valuation, etc.

## METHODOLOGY

In carrying out our missions, we guarantee our clients the strictest respect for the standards of our profession.

- **Valuation Charter in property evaluation** - The undisputed reference in valuation and approved by 12 professional organizations, the Charter is "The Reference" for instructing parties, valuers, the AMF, and tribunals.
- **EVS 2009** - Our associate valuers are REV-certified (Recognised European Valuer) by TEGoVA and we apply the 2009 EVS (European Valuation Standards or Blue Book). The European Valuation Standard is adopted from the IVSC International Standards (International Valuation Standards Council).

## MARKET

Experience is the key to a fair and reliable property valuation. Perfect understanding of the real estate markets allows our valuers to place your property in the comparable economic environment as well as to determine its true worth.

## REV – RECOGNISED EUROPEAN VALUER

The valuation carried out by a certified REV valuer ensures a high level of quality throughout Europe, both in the carrying out of the valuation as well as in the professional practice through the application of European valuation norms. In France, the ACP (Autorité de Contrôle Prudentiel) as well as the AMF (Financial Market Authorities) recommend that accredited valuers apply these standards in evaluating the asset base of insurance and mutual insurance companies.