

BIODIESEL PROCESSING FACILITY

With the Grain, Outside Elements Considered in Biodiesel Appraisal



OBJECTIVE

Constructed in 2007, this multi-feedstock biodiesel processing facility uses soy products for biodiesel production, and boasts a total production capacity of 45 million gallons. As a complete parcel of 5.92 acres, the property hosts over 250,000 square feet of facilities, including three main buildings and farms for biodiesel and methanol tanks.

APPRAISAL STRATEGY

Understanding the complexities in biodiesel appraisals, the Argianas team recognized this assignment was solely for real estate. Resolute in their due diligence, they considered outside elements of this alternative fuel facility. They made the successful correlation between key supply and demand market conditions associated with biodiesel plants from the past and present day values. Factoring these considerations into future market value was the critical component of this successful appraisal.

UNIQUE APPRAISAL FEATURES

Argianas recognizes that biodiesel processing properties feature extensive mechanical processing equipment, with the structural real estate related components serving to protect the equipment from the elements of weather. For specialty property appraisals like this, it's important to discern the identity of components being equipment or property related. The team carefully considers the many issues, such as tax abatements, current trends in the biodiesel industry as well as the competitive landscape, economic conditions, and area demographics. These factors are recognized by Argianas as instrumental in providing the most comprehensive appraisals, and define industry wide a standard of excellence in appraisals.

ARGIANAS DIFFERENCE

Assignments such as biodiesel appraisals, require a certain competency that Argianas offers through their many years of intricate and specialized appraisal experience. These highly specialized parcels require the necessary attention to detail to ensure compliance with the Federal Deposit Insurance Corporation (FDIC) and the Office of the Comptroller for the Currency (OCC) banking standards. As appraisal industry leaders, Argianas couples attention to the smallest of details with a comprehensive approach, allowing them to consistently deliver accurate and all-inclusive appraisals for their clients.



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