



PROPERTY ASSESSMENT REVIEW AND APPEAL SERVICES FOR CULVER'S FRANCHISEES

BENEFITS

- Reduce real estate taxes
- Risk taken during the period you have control versus after you sell or transition the equity

For Culver's franchisees, property taxes are one of the largest recurring operating expenses. That's why it's important to periodically review all assessments to determine if your property has been over-assessed and is subject to excessive taxation.

Owners are often unaware of how their property is valued by the local assessing authority. Local real property tax is one of the few taxes or expenses subject to annual reviews, opinions, assumptions, and negotiations. A knowledgeable consultant on your side can greatly affect your bottom line and positively affect profitability.

KNOWING WHERE TO LOOK

Wipfli makes sure the assessed value of your store is in line with the market. We know that a development price doesn't always equal fair market value. Many factors and circumstances play a part in determining a property's base value for assessment purposes, and it takes experienced professionals and special skills to know which are important.

Franchise restaurants, with unique architecture and branding, call for special consideration. We look at lease rates in the area, the strength of the submarket and local economy, competition, and many other factors.

DEEP EXPERIENCE IN THE QUICK SERVICE INDUSTRY

With more than 40 years of combined experience, our experts are thoroughly familiar with real property tax assessment appeal processes and valuation methodologies, allowing our consultants to establish mutual respect and rapport with local assessors. Wipfli has represented numerous casual dining owners, including Culver's, throughout the country.

Our property tax consultants have earned the trust and respect of individual investors and corporations locally and across the nation by delivering significant tax savings with minimal time and effort on behalf of the client and without lengthy and costly litigation.

TAKING NECESSARY STEPS

Our group ensures our Culver's clients realize the lowest defensible tax liability for each store. We:

- Identify tax savings opportunities for our clients by reviewing appraisal records for inaccuracies that may lead to an incorrect assessment.
- Prepare valuation analyses to achieve assessment reductions on real property through negotiations with the assessor or through the administrative hearing process.
- Prepare obsolescence studies, useful life analyses, cost of capital studies, forecasts of cash flows, market transaction studies, and other techniques to support a fair and equitable value.
- Support the legal process in property tax claims and litigation by assisting with the development of the overall case strategy, participating in depositions, reviewing the opposition's valuation report, and testifying as a fact or opinion witness.