



**Insurance Appraisals, Content Appraisals,  
and Reserve Studies**  
**Serving Our Clients Over a Century**

**800-248-3376**  
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**www.gabvalue.com**

Property managers and insurance agents know the value of having all the properties they write insured to the correct value. But how can you be certain that each property has the proper level of insurance coverage? Additionally, in the current insurance marketplace, property managers in some locations are finding it more and more difficult to place properties with carriers without an insurance appraisal.

Obtaining a GAB Robins Insurance Appraisal is your solution. A GAB Robins Insurance Appraisal will:

1. Provide you with accurate replacement cost values for which to insure your properties.
2. Fulfill your fiduciary and due diligence responsibilities by obtaining a third party, unbiased report of values.
3. Assist you in placing the property coverage with a carrier by providing documentation underwriters need to write coverage.
4. Provide cost data documentation to expedite the resolution of a claim in the event of a loss.

**For further information, and a free, no-obligation bid proposal, call 800-248-3376 ext. 257 today.** Be sure to ask about our property managers and insurance agent discount program.

“There is little doubt that obtaining this appraisal was one of the most sensible things this club has done from a financial point of view.” **Tony Dumas, GM, Kelly Greens Gold and Country Club, Fort Myers**

**Who Needs Insurance Appraisals?**

*Condominiums*

*HOAs*

*Master Associations*

*Co-ops*

*Time Shares*

*Country Clubs*

*Golf and Tennis Clubs*

*Hotels and Resorts*

*Medical Buildings*

*Marinas*

*Retail Stores*

*RV Resorts*

*Bed and Breakfast Inns*

*Hospitals*

*Commercial Buildings*

*Office Buildings*

*Schools and Universities*

*Libraries*

*Municipalities*

*Theaters and Museums*

*Strip Malls*

*Warehouses*

*Zoos*

*Etc.....*

**What is an Insurance Appraisal?**

In basic terms an insurance appraisal is a replacement cost analysis that provides an accurate estimate of the amount of insurance required to replace each structure and amenity insured exactly as it stands on the date the report was prepared. These values are provided to assist the client in determining the amount of insurance needed for these structures and/or amenities.

As our appraisers have provided replacement cost valuations for almost every type of structure, their experience allows them to provide valuations for almost any structure you insure. It must be noted that the values provided in our appraisals are provided to be accurate at the time the report was produced.

Each appraisal starts with a full on-site inspection of the property. Our reports utilize construction plans for the improvements and labor and material costs specific to the properties location. Subsequent renewals of coverage should be based upon updated reports, due to the changes in labor and material cost for the area. An updated report can be obtained for a fraction of the cost of the original, generally \$250-500, provided there have been no structural changes to the property.



**Serving the United States, Canada, Mexico and the Caribbean**



## Catastrophic Loss– Are Your Properties Prepared?



In Florida, much is said each year about being prepared for the hurricane season. However, catastrophic loss is caused not only by hurricanes, but more often by fires, explosions, tornadoes, earthquakes and flooding, all of which cause severe damage to thousands of properties across the country each year. Owners make sure every precaution is taken to make their property as secure as possible. But one more precaution needs to be taken...***Making you sure you have adequate insurance coverage in the event of a loss.***

Too often property owners discover after the loss that they did not carry enough insurance to replace their structures. Having an insurance appraisal assists property owners in determining how much insurance is needed for their property. There is an old saying that an ounce of prevention is worth a pound of cure. Take that step today toward assuring that your property is adequately insured by calling 800-248-3376 ext 257 and requesting a free bid proposal for an insurance appraisal or reserve study for your property.

### **Why Have a Third Party Reserve Study...**

As a manager, you realize how a catastrophic loss can be devastating if your insurance coverage is inadequate due to an underestimate of your property's reproduction costs. A less dramatic, yet just as serious shortfall can occur when a major maintenance item hits and there are inadequate funds in the budget to handle it. Yet, this is a disaster that you can also avoid through good planning and with the help of the experts at GAB Robins.

**"I have found that many properties budget for maintenance and repair expenses based on past experience,"** says Stephen F. Brubaker, Reserve Study Specialist at GAB Robins. **"This is not always the best approach."** While no one can foresee the future, a good Reserve Study can prepare you to meet most maintenance and repair expenses without blowing the budget.

In its simplest form, a Reserve Study is a list of common maintenance items, when these repair/replacements are anticipated and an estimate of their cost. A professionally prepared Reserve Study is much more than that. It is a complete financial plan. In addition to projecting repair costs, a Reserve Study should accurately project the remaining useful life of each component selected

by the client to be included in the study and estimate which year each maintenance or repair item will be needed. A Reserve Study should also calculate the amount of annual contributions required to be added to existing reserve funds to ensure adequate capital is available to meet each expense item in the future.

Call today for more information about how a GAB Reserve Specialist can help you prepare for ongoing maintenance and repair items. Since the appraisers at GAB Robins are experienced in both insurance appraisal and reserve studies, they can prepare both reports at the same time with one site inspection and at a savings over the cost of two individual reports. Remember that when selecting an individual or firm to work with, look at how long they have been in business, ask to see a sample copy of their reports, and ask about updates. Once the original insurance appraisal or reserve study has been performed, you should be able to obtain updated reports each year for a fraction of the original fee.



**"For many years, GAB has consistently provided our clients with a professional, detailed, yet concise value appraisal that focuses in on the necessary information. Their timely response and accurate reports have proven to be an asset to the clubs and the insurance industry."**

**-Rob Papp, Senior Vice President, Palmer and Cay, West Palm Beach**