

Expert Valuation



Specialized valuation and advisory services for affordable housing and real estate assets, portfolios, and ownership interests

Why Expert Valuation from AHI Capital Gateway?

Expert Valuation is AHI's independent, third-party valuation and advisory practice, delivering rigorous, reliance-grade opinions of value for affordable housing assets, portfolios, and ownership interests across the U.S. Clients engage us at critical inflection points, when ownership transitions, recapitalizations, and complex transactions require credible financial analysis that holds up to scrutiny.

By the Numbers



50 YEARS

in affordable housing



3,000+ PROPERTIES

210,000+ UNITS

across advised portfolios



145 ASSIGNMENTS

completed on behalf of 50 clients



10+

articles published



\$3.0 BILLION

total value assessed

Our work addresses some of the most structural challenges in the U.S. affordable housing market:

freeing ownership stakes from economically unmotivated investors, consolidating fragmented partnership interests to restore decision-making functionality, unlocking illiquid capital for mission-oriented entities, and developing purpose-built models and value opinions to anchor negotiations that make year 15 exits, preservation transactions, and RAD conversions possible.

This practice was built by [David A. Smith](#), who has worked in affordable housing valuation since 1979, invented resyndication and preservation financing as practical disciplines, and spent four decades at the center of the most consequential valuation work in the U.S. affordable housing market. His foundational published methodologies in the *Appraisal Journal*, *Real Estate Review*, and the *AAML Journal* form the underlying principles of the practice.

The value of fractional-interest liquidity in structured affordable housing positions

AHI's Expert Valuation work [improves the US affordable housing ecosystem](#) by enabling periodic refresh of properties' financing, capital availability, governance, and managerial capacity.

What Clients Say

"For almost forty years, we've brought to David Smith and the companies he's founded complicated asset-valuation assignments that others wouldn't touch. They've always delivered with intelligence, rigor, and integrity, and the resulting work product stands up to intense scrutiny." Managing Partner & Co-CIO of a private equity firm focused on essential housing and workplace investments

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Services Offered

Asset & Portfolio Valuation



Asset-by-asset valuation establishing baseline value, producing defensible, well-documented conclusions for investor reporting and portfolio strategy

Transaction Valuation & Fairness Opinions



Independent fairness opinions and transaction valuations for mergers, acquisitions, recapitalizations, and restructurings for boards, trustees, and investors

Affordable Housing Valuation & Advisory



HAP contract valuations, ground lease structuring, regulatory agreement impacts on value, and LIHTC exit modeling

Ownership & Fractional Interest Valuation



Estate planning, gift transactions, buyouts, investor exits, consent determinations

Portfolio Rationalization & Strategy



Property-level financial health scoring and action-track classification, guiding decisions to refinance, exit, re-syndicate, or hold

Seller Note & Below-Market Loan Valuation



Independent opinions of value for deferred-payment and below-market loan instruments, addressing repayment timing and amount uncertainty at recapitalization

Track Record*



A major public housing authority – interest valuations on multiple affordable housing portfolio transactions, each instrumental in closing

A national affordable housing portfolio owner – annual valuations since 2003 across a large, multi-state portfolio

An institutional real estate investor – advised on its acquisition of a national affordable housing portfolio

Expert testimony before the U.S. Court of Federal Claims, and in major affordable housing litigation

**Certain client and transaction details have been redacted for confidentiality.*

Contact



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About AHI



AHI has operated in affordable housing for 25 years across 75+ countries, engaged by the World Bank, USAID, IFC, AFD, FSD, the Rockefeller Foundation, the Gates Foundation, and more. David A. Smith, Founder and Board Chairman, has worked in affordable housing finance since 1979 and is globally recognized as one of the field's most trusted advisors on valuation methodology.

Expert Valuation is AHI's U.S-facing, technically rigorous valuation practice, built on that institutional depth and applied to the specific structures and complexities of the American affordable housing market.

