



SHENEHON COMPANY

SHENEHON COMPANY IS A BUSINESS AND REAL ESTATE VALUATION FIRM serving both the public and private sectors. 🏛️ While our geographic concentration is in the Midwest, our services continue to expand throughout the country. All of our appraisers are licensed in the State of Minnesota as well as other states. 🏛️ Shenehon's company mission is to prepare appraisals and market studies of real estate, businesses and intangible rights, and to provide our clients with the specialized knowledge necessary to solve the many valuation problems that arise in the marketplace. 🏛️ Our reputation for providing quality valuations began in 1929, when the late F. E. Shenehon founded his real estate appraisal firm. His son, Howard, joined the firm in 1946 and assumed management responsibilities in the mid-1950s. Since then, Shenehon has expanded and now includes the valuation of business enterprises. 🏛️ The Company continues to provide its clients with quality work prepared by a knowledgeable staff of appraisers and analysts with a wide variety of experience in the fields of real estate and business valuation. This knowledge is achieved by incorporating extensive and continuous education with actual field experience. 🏛️ Our senior associates have earned designations from the following organizations: Counselors of Real Estate (CRE); Appraisal Institute (MAI); Institute of Business Appraisers (CBA); and the American Society of Appraisers (ASA). These designations are highly recognized in the appraisal field, and our remaining staff appraisers are actively pursuing memberships in these organizations. Many of Shenehon's appraisers have earned master's degrees in either real estate or business administration. 🏛️ In addition to serving as review appraisers, arbitrators, commissioners, special magistrates, mediators, and lecturers for various seminars and courses, our appraisers have also published articles in local and national trade journals. 🏛️ Finally, our senior appraisers have been instrumental in numerous landmark court decisions earning Shenehon Company a highly respected reputation in the area of litigation.



“QUALITY VALUATIONS, EXCEPTIONAL SERVICE,
AND A LONG-STANDING DEDICATION TO
INTEGRITY HAVE BEEN THE CORNERSTONES
UPON WHICH WE HAVE BUILT OUR FIRM.”

REAL ESTATE

Agricultural Facilities
Airplane Hangars
Airport Land
Amusement Parks
Apartments
Auto Repair Facilities
Auto Dealerships
Bank Facilities
Bars and Liquor Stores
Bowling Alleys
Car Washes
Casinos
Cement Plants
Cemeteries

Child Care Centers
Churches
Cold Storage Buildings
Condominiums
Conference Centers
Contaminated Properties
Corporate Headquarters
Correctional Facilities
Department Stores
Farms
Food Processing Plants
Food Stores

Foundries
Funeral Homes
Gasoline Stations
Golf Courses
Grain Elevators
Gravel/Sand Operations
Greenhouses/Nurseries
Health/Fitness Clubs
Historical Properties
Hospitals
Hotels/Motels
Industrial Facilities



Institutional Buildings
 Laboratories
 Landfills
 Lawn and Garden Facilities
 Lumber Yards
 Marinas
 Medical Facilities
 Military Defense Facilities
 Mini Self-Storage Properties
 Mining Properties
 Mobile Home Parks
 Museums
 Nursing Homes
 Office Buildings
 Office/Showrooms
 Office Condominiums
 Open Space Properties
 Outdoor Advertising Signs
 Parking Ramps and Garages
 Public Buildings
 Public Utility Lands
 Racetracks
 Radio/T.V. Stations
 Railroad Properties
 Ready-Mixed Concrete
 Properties
 Recreational Properties/Resorts
 Rehabilitation Facilities
 Restaurants
 Right-of-Ways
 Salvage Yards
 Schools
 Senior Housing Facilities
 Service Stations
 Shopping Centers
 Ski Resorts
 Subdivisions and Land
 Development
 Subsidized Housing
 Theaters



Truck Plazas
 Truck Terminals
 Vacant Land
 Wetlands and Wildlife
 Preserves

CONSULTING

Condemnations
 Control and Marketability
 Discount Studies
 Development of Land and
 Buildings
 Environmental Issues
 Estate Freezes
 Fairness Opinions
 Fair Rental Studies
 Feasibility Studies
 Foreclosures
 Highest and Best Use Studies
 Land Use Studies

Lease vs. Buy Analyses
 Market Compensation Studies
 Market Value in Use Studies
 New Construction
 Sale and Leaseback Financing
 Sale and Purchase
 Special Assessment Benefit
 Analyses
 Tax Appeals
 Tax Increment Financing
 Studies

BUSINESS ENTERPRISES

Advertising Companies
 Agricultural Businesses
 Amusement Parks
 Apparel Companies
 Architectural Firms
 Arenas
 Auto Dealerships and
 Franchises
 Bakeries
 Banks

"OUR UNIQUE COMBINATION OF REAL ESTATE
 AND BUSINESS VALUATION EXPERIENCE
 ALLOWS US TO PROVIDE INNOVATIVE
 SOLUTIONS TO DIFFICULT VALUATION ISSUES."

Bars and Liquor Stores
Boat Manufacturers
Bowling Centers
Brokerage Companies
Car Washes
Casinos
Cement/Gravel/Sand
Companies
Coal Leases and Mines
Communication Companies
Computer Companies
Construction Companies
Construction Machinery
Companies
Contracts and Compensation
Studies
Convenience Stores
Curtain Manufacturers
Daycare Operations
Development Companies
Distribution Companies
Dog Food Manufacturers
Drug Stores
Dry Cleaners and Laundries
Electrical Companies
Employment Search
Companies
Engineering Companies
Equipment Companies
Fabrication Companies
Feed Mills
Food Processors
Footwear Companies
Franchises
Freezer Warehouses
Gasoline and Auto Repair
Companies
General and Limited
Partnership Interests
Golf Courses
Grain Elevators
Hair Salons
Hardware Stores
Health/Fitness Clubs

“ADAPTING OLD THEORIES FOR NEW APPLICATIONS”

Heat Treating Operations
Holding Companies
Home Health Care Services
Hotels/Motels
Industrial Companies
Insurance Companies
Investment Companies
Laboratories and Research
Companies
Land Development Companies
Landfills
Lumber Mills
Lumberyards
Machinery Companies
Management Companies
Manufacturers Representatives
Manufacturing Companies
Marinas
Meat Processors
Medical Practices
Medical Service Companies
Metalworking Machinery
Companies
Mining Companies
Mortgage Companies
Moving and Storage
Companies
Music Companies
Non-profit Companies
Nursing Homes
Optical Stores
Outdoor Advertising Signs
Printing Companies
Processing Companies
Produce Companies
Professional Practices and
Agencies
Publishing Companies
Radio Stations
Radio Towers
Ranches
Ready-Mixed Concrete
Companies
Real Estate Brokerage and
Management Companies
Recreational and Resort
Companies
Restaurants
Retail Shops
Retail / Wholesale Tire Centers
River/Showboats
R.V. Parks
Sales Representative
Companies
Salt Mines
Salvage Yards
Sawmills
Service Companies
Shoe Companies
Sign Companies
Ski Lodges
Software Companies
Technology Companies
Telephone Service Companies
Television Stations
Theaters
Tool and Die Operations
Transportation Companies
Travel Agencies
Treatment Centers
Trucking Companies
Utility Companies
Veterinary Clinics
Video Stores
Warehousing Companies
Waste Disposal Companies
Wholesalers



INTANGIBLE PROPERTY RIGHTS

Access Rights	Goodwill
Air Rights	Leasehold Interests
Contracts	Licenses
Contracts for Deed	Lost Profit Analyses
Customer or Subscription Lists	Minority Interests
Damage Analyses	Patents
Development Agreements	Regulatory Takings
Development Rights	Royalties
Easements	Tax Increment Financing
Forestry Rights	Agreements
Franchises	Trademarks
General and Limited	Visibility Rights
Partnership Interests	Water Rights
Going Concern	Zoning Changes

“SHENEHON COMPANY IS DEDICATED TO EQUIPPING ITS CLIENTS WITH THE TOOLS NECESSARY TO MAKE INFORMATIVE AND KNOWLEDGEABLE DECISIONS REGARDING THEIR INVESTMENTS.”

PARTIAL CLIENT LIST

3M	Dorsey & Whitney LLP	Nordquist Sign Company, Inc.
AGA Medical Corporation	Dunwoody College of Technology	Northland/Marquette Capital Group
American Express Company	Equity Office Properties Trust	Northwest Airlines, Inc.
AmeriPride Services Inc.	Ernst & Young	Opus
Archdiocese of St. Paul and Minneapolis	Fabcon, Inc.	Park Nicollet Health Services
Arthur Andersen LLP	Faegre & Benson LLP	Piper Jaffray
ASB Capital Management, Inc.	Famous Dave's of America	Project for Pride in Living
Aspen Waste Systems	First National Bank of Waseca	Prudential Financial, Inc.
Associated Bank	Frauenschuh Companies	Reliant Energy, Inc.
ATK Alliant Techsystems	GE Capital Corporation	R.J. Steichen & Co.
Augsburg College	Georgian Bank	Robins Kaplan Miller & Ciresi L.L.P.
AVR Inc.	GMAC Commercial Mortgage	Ron Clark Construction & Design
Best Buy Co., Inc.	Grossman Dealerships	Roseville Properties Management Co.
BNC National Bank	HealthEast Care System	Ryan Companies US, Inc.
BNSF Railway	Hennepin County	Schmitt Music Company
Boise Cascade, LLC	Hillcrest Development, LLLP	Short Family Interests
Boston Scientific	Hines Interests	Speedway SuperAmerica, LLC
Breck School	Holiday Stationstores, Inc.	StarTribune
Bremer Bank	Honeywell International, Inc.	State of Minnesota
Briggs and Morgan	Internal Revenue Service	Stuart Companies
Brookfield Properties Corporation	Joint Commission on Allied Health in Ophthalmology	SurModics, Inc.
Browning-Ferris Industries	KKE Architects, Inc.	The Marshall Group
Caesars Entertainment	Koch Industries, Inc.	The Rottlund Company, Inc.
Canadian Pacific Railway	Kraus-Anderson Construction Company	TOLD Development
Cargill, Incorporated	Lend Lease	Union Labor Life Insurance Co.
Carlson Companies, Inc.	L.J. Melody & Company	United Defense
Carver County	Lupient Automotive Group	University of Minnesota
Catholic Charities of St. Paul & Minneapolis	Luther Family Interests	University of St. Thomas
Citibank, N.A.	Malt-O-Meal Company	US Army Corps of Engineers
City of Bloomington	M&I	U.S. Bancorp
City of Edina	McGough Companies	U.S. Bureau of Mines
City of Lino Lakes	Medtronic, Inc.	U.S. Department of Justice
City of Minneapolis	Merrill Lynch & Co., Inc.	U.S. Department of the Treasury
City of Richfield	Metropolitan Airports Commission (MAC)	U.S. Fish and Wildlife Service
City of Roseville	Minneapolis Heart Institute Foundation, Inc.	U.S. Realty Advisors, LLC
City of St. Paul	Minneapolis Park & Recreation Board	Wells Fargo & Co
Cold Spring Granite Company	National Presto Industries, Inc.	
Courage Center		
CSM Corporation		
Deutsche Bank		

88 S. 10TH STREET, SUITE 400, MINNEAPOLIS, MN 55403
WWW.SHENEHON.COM • E-MAIL: VALUE@SHENEHON.COM
612/333-6533 • FAX: 612/344-1635