

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Client Name]

[Client Address]

[City, State, Zip Code]

RE: Highest and Best Use Evaluation for [Property Address/Legal Description]

Dear [Client Name],

At your request, I have performed a Highest and Best Use (HBU) evaluation for the property located at [Property Address]. The purpose of this analysis is to determine the most profitable and efficient use of the site, as if vacant and as improved, based on current market conditions.

In accordance with standard appraisal and real estate practice, my evaluation considered the following four criteria:

**1. Legally Permissible:** I have reviewed current zoning ordinances, building codes, and any private restrictions or easements. The permitted uses for this site include [List Permitted Uses].

**2. Physically Possible:** I have assessed the site's size, shape, topography, soil conditions, and utility availability. Based on these physical characteristics, the site can support [List Physically Possible Uses].

**3. Financially Feasible:** I have analyzed current market demand and construction costs. Among the legally and physically possible uses, the following provide a positive return: [List Financially Feasible Uses].

**4. Maximally Productive:** Of the financially feasible uses, the use that results in the highest present value is [State the Highest and Best Use].

**Conclusion:**

Based on the analysis above, it is my professional opinion that the Highest and Best Use for the subject property is [Describe Conclusion, e.g., Mixed-Use Commercial Development or Single-Family Residential].

This evaluation is based on information available at this time and assumes no hidden legal or environmental encumbrances. Please contact me if you have any questions regarding this report.

Sincerely,

[Signature]

[Your Printed Name]

[Your Title/License Number]