Valta Site Pages

# **Home**

[**Calgary Developments.jpg**](https://drive.google.com/file/d/1RGHlWRo7xJ257jxNKwRgo7wjl65wFmQW/view?usp=drive_link) **Professional Commercial Property Appraisals**

Expert valuations for multifamily, self-storage, and commercial properties across Western Canada. Lender-ready reports in 2-3 weeks.

* AACI Certified
* 200+ Clients Served
* 2-3 Week Delivery

Request Appraisal

Call (587) 801-5151 or Email clientcare@valta.ca

**Our Appraisal Services**

We provide comprehensive real estate appraisal services for developers and investors for various property types across Western Canada.

* **Multifamily Properties**
  + In-depth appraisals valuations for purpose-built apartment and townhouse properties.
* **Self-Storage Facilities**
  + Specialized appraisals for next generation self-storage and mini-storage facilities.
* **Commercial Property (1. Properties)**
  + Professional appraisals for office buildings, retail spaces (2. buildings) and industrial properties.

View All Services

**Why Choose Valta**

Built by developers and investors, for developers and investors. We have been on your side of the table and understand the importance of getting fast, accurate and lender-ready reports to fund a deal.

* **Fast Delivery**
  + 2-3 week turnaround vs 4-6 week industry standard.
* **AACI Certified**
  + Professional, peer-reviewed and lender-approved appraisals for commercial, multifamily, and self-storage properties.
* **Developer & Investor Experience**
  + Real-world development and investor experience and deep market knowledge.
* **Lender Ready**
  + Reports accepted by all major financial institutions.

[**Aparment New Developemt Calgary.jpg**](https://drive.google.com/file/d/16VtnZwRo93lcP624k5DfKqUIRyRwfHT1/view?usp=drive_link)**(3. Add this picture on the page if possible)**

**What Makes Valta Different?**

**Here's the thing about traditional appraisers:** They've never sweated a rate lock deadline. (4. interest rate increase.) lock increase deadline. Never felt the stress during a deal because the valuation took six weeks. Never had to explain to a lender or mortgage broker why the appraisal report doesn't reflect the upside potential of a development or value add play.

**We're different because we've been you.** Active developers and investors who got tired of appraisals that missed the mark. So we became AACI certified [5. designated] appraisers ourselves—combining 20+ years of boots-on-the-ground development and investor experience with professional valuation expertise. The result? Reports that actually reflect current construction costs, land values, rental market dynamics, and what makes a project viable.

**When you work with Valta, you get:**

* Someone who speaks fluent "developer and investor"—no translation needed.
* Deep expertise in multifamily and self-storage—where the action is.
* Coverage across Western Canada—because opportunities don't stop at city limits.

**Ready to experience the difference?** Let's talk about your deal and how we can help you close faster with confidence.

Learn More About Our Approach

**Ready to Get Your Property Appraised?**

Contact us today for a professional appraisal. Same-day response guaranteed.

Request Appraisal

Contact Us Today

Call us at (587) 801-5151 or email clientcare@valta.ca for immediate consultation.

# **About**

**Built by Developers and Investors, for Developers and Investors**

We understand both sides of every transaction because we've been there ourselves.

Request Appraisal

Contact Us

**Finally, an Appraisal Firm That Speaks Your Language**

"We understand the pressures of a putting a deal together, the urgency of a financing condition, and the real-world factors that create value."

* **Enhanced Understanding**
  + Accurate assessment of market conditions, valuation assumptions and true comparables based on real world experience.
* **Accurate Valuations**
  + Sophisticated ability to project stabilized values critical for development, acquisition and renewal financing.
* **Real Urgency**
  + Understanding of financing conditions and rate lock pressures (6. interest rate increase) pressures that drive real estate deal timelines.

**Our North Star**

* **Vision**
  + To redefine excellence as the premier commercial real estate valuation provider in Canada
  + *Leading the future*
* **Mission**
  + Fast, high-quality appraisals for multifamily, self-storage, and commercial real estate. We help clients’ close deals faster, maximize returns, and solve housing challenges.
  + *Delivering today*

"Where vision meets execution, value is created."

**Here's What Actually Sets Us Apart**

You know that sinking feeling when your appraisal takes six weeks? Rate lock expires (7. CMHC fees are about to increase). Sellers get nervous. Deals die. That's why we turned the traditional timeline on its head—delivering comprehensive reports in 2-3 weeks without cutting corners. Because in commercial real estate, time kills deals.

And here's something most appraisers won't tell you: half the reports that cross lenders' desks come back for revisions. More delays. More frustration. We engineered our process differently. Every report is peer reviewed and lender-ready on the first submission—no revisions, no back-and-forth, just clean approvals that keep your project moving.

Sure, we have the AACI designation—that's table stakes. But designations don't tell the full story. We understand construction draws or why your property will achieve that market rental rate or cap rate. We do, because we've sat on your side of the table. We've sweated the same deadlines, fought the same battles (8. had to negotiate) with lenders, and know exactly what keeps developers and investors up at night.

Think of us as your inside advantage. While traditional appraisers see numbers on a spreadsheet, we see the story behind your project—the vision, the challenges, the opportunity. That perspective transforms a routine valuation into strategic intelligence that actually helps you close more deals with confidence.

Bottom line? When your appraiser has actually been a developer and an owner, you get more than a report—you get a partner who genuinely understands what's at stake.  
  
[Apartment Lobby.jpg](https://drive.google.com/file/d/14prJtKnw7VrCrmocBgHhcXwIiNyjqw-c/view?usp=drive_link)(9. Add this picture to this section or replace the picture that is currently at the top of page)

**Ready to Work with Someone Who's Been on Both Sides?**

Experience the difference of working with an appraiser who truly understands commercial real estate challenges and financing pressures.

# **Services (10. Change drop down texts)**

**Our Valuation Services**

Professional property appraisal services with specialized expertise across multiple property types.

**Multifamily Appraisals**

Our primary specialization with deep expertise in purpose-built rental apartments and townhome properties. We understand the complexities of income-producing multifamily properties and provide comprehensive market analysis.

* Purpose-Built Apartments
* Purpose-Built Townhome
* Mixed Use
* Build to Rent Single Family
* Multifamily Land
* Market Rent Studies

Learn More About Multifamily Appraisals

**Self-Storage Valuations (11. Appraisals)**

Specialized knowledge in the rapidly growing self-storage market. We understand the unique operational aspects of self storage facilities, including occupancy rates, rental rates, and the impact of location and competition on facility performance.

* New Generation Self Storage
* Mini Storage
* Land Valuation

Learn More About Self-Storage Valuations (12 Appraisals)

**Commercial Property Appraisals (13. Commercial Appraisals)**

Professional appraisals for office, retail, and industrial land. We provide thorough analysis using all three approaches to value, with particular expertise in development-ready land and income-producing commercial properties.

* Office buildings and campus
* Industrial and warehouse facilities
* Retail and shopping centres

Learn More About Commercial Property (14. Commercial Appraisals)

**Ready to Get Started?**

Contact us today to discuss your property valuation needs and how we can help with your project.

Request Appraisal

Contact Us

# **Service / Multifamily**

[**Multifamily Mid Rise.jpg**](https://drive.google.com/file/d/1JBhGd5jtjuErR4EAO5lQLrLVcsCAkCvw/view?usp=drive_link) **Multifamily Appraisals**

Expert valuations for purpose-built rental apartments and townhome properties. Lender-ready reports in 2-3 weeks.

Request Appraisal

View Sample Report (15. Delete)

**Valta's Deep Multifamily Market Knowledge**

Our specialized expertise in multifamily properties ensures accurate valuations that reflect current market conditions.

* **Existing & Value Add Properties**
  + Expert appraisals for stabilized and major renovation projects. Comprehensive analysis and valuation for existing and value add rental properties. We understand the nuances of below market rents and capital expenditures on values.
* **Purpose-Built Rental Properties**
  + Expert appraisals for new construction, purpose-built rentals. Our development and ownership background provides unique insight into construction costs and project feasibility (16. land values and rental rates).
* **Portfolio Valuations**
  + Efficient multiple property valuations for real estate investors, institutional clients and financial reporting. Coordinated timing and consistent methodology across your entire portfolio.

**Valta's Multifamily Appraisal Process**

A systematic approach that ensures thorough analysis and timely delivery of your appraisal report.

* **1. Property Analysis**
  + Timely inspection and detailed physical and financial review to understand the property's physical characteristics and income potential.
* **2. Market Research**
  + Extensive comparable sales and rental analysis to establish current market conditions and trends affecting property values.
* **3. Income Approach**
  + Detailed NOI calculations and cap rate analysis using market-extracted rates to determine the property's investment value.
* **4. Report Delivery**
  + Peer reviewed and CUSPAP compliant report delivered within 2-3 weeks, ready for lender submission and financing approval.

**Ready to Get Your Multifamily Property Appraised?**

Fast, accurate appraisals from experts who understand the investment perspective.

Start Your Appraisal

Or call us at (587) 801-5151 or email at clientcare@valta.ca for immediate consultation.

# **Services / Self-Storage**

[**Self Storage Units - Interior.jpg**](https://drive.google.com/file/d/1xNcsxPHzkUdOHdBSje2fUetdmieHh2r_/view?usp=drive_link) **Self-Storage Facility Appraisals (17. Self Storage Appraisals)**

Specialized appraisals for the fastest-growing commercial real estate sector. We understand operations, not just the real estate.

Request Storage Appraisal

Contact Us

**Self-Storage Isn't Just Real Estate—It's a Business**

Unlike traditional commercial real estate, self-storage facilities are operating businesses with complex revenue models, customer management systems, and operational efficiencies that directly impact value.

* Revenue per square foot calculations - Understanding unit mix optimization and pricing strategies across different unit sizes
* Occupancy and rental rate analysis - Seasonal trends, move-in/move-out patterns, and market penetration rates
* Management efficiency factors - Staffing models, operational costs, and automation impact on profitability
* Technology and security considerations - Modern access systems, surveillance, and customer management platforms

We've appraised hundreds of self-storage facilities across Western Canada.

**Understanding the Self-Storage Market**

Key market dynamics driving value in the self-storage sector.

* **Supply Constraints**
  + Limited new development opportunities due to zoning restrictions and land costs.
  + 2.1% Annual supply growth
* **Demand Drivers**
  + Urbanization and downsizing trends create consistent demand growth.
  + 4.2% Annual demand growth
* **Technology Integration**
  + Automated facilities and online booking for improved operational efficiency.
  + 78% Online rentals
* **Investment Appeal**
  + Recession-resistant asset class with stable cash flows.

**Our Self-Storage Valuation Methodology**

A specialized approach that captures the unique operational aspects of self-storage facilities.

* **Operational Analysis**
  + Revenue stream breakdown by unit type and size
  + Operating expense ratios and management efficiency
  + Ancillary revenue opportunities assessment
* **Market Positioning**
  + Competition analysis within a 3-5 mile radius
  + Rental rate studies and rate optimization potential
  + Demographic trends and demand drivers
* **Financial Modeling**
  + Income approach with self-storage specific metrics
  + Stabilized NOI projections and lease-up analysis
  + Cap rate extraction from comparable sales

**Self-Storage Facility Types We Appraise**

From traditional drive-up units to specialized new generation multi storey self storage properties.

* **Mult-Storey Self-Storage Facilities**
  + Premium storage with temperature and humidity control for sensitive items. High-density urban facilities maximize storage capacity per land area.
* **Drive-Up Mini Storage**
  + Traditional ground-level units with direct vehicle access for convenience.

**Ready to unlock your facility's true value?**

Get an appraisal that reflects operational performance, not just square footage (18. Add period at end of sentence, ensure the word footage is on the same line as the sentence above)

Request Storage Valuation

Questions? Call our self storage specialists at (587) 801-5151 (19. Increase font size, too small)

# **Service / Commercial**

[**Calgary Commerical Building.webp**](https://drive.google.com/file/d/1E96M2YC6BK_RrWsoxqjPcYg_csg8zplG/view?usp=drive_link) **Commercial Property Appraisals (20. Commercial Appraisals)**

Comprehensive valuations for office, industrial, retail, and land. Supporting your business decisions with accurate market insights.

Request Commercial Appraisal

Contact Us

**Commercial Properties We Appraise**

Expert valuations across all commercial property sectors.

* **Land & Development**
  + Commercial sites, development sites, land assemblies, and highest-best-use analysis
  + Learn More
* **Office Buildings**
  + Class A, B, C properties and professional buildings across all market segments
  + Learn More
* **Industrial Properties**
  + Warehouses, manufacturing facilities, distribution centers, and flex space
  + Learn More
* **Retail Properties**
  + Shopping centers, standalone retail, mixed-use developments, and specialty retail
  + Learn More

**Western Canada Market Knowledge**

Deep local expertise across major Western Canadian commercial markets.

**Ready to discuss your commercial property?**

Get expert analysis and market insights for your commercial real estate financing.(21. Move word up to fit on sentence above)

Request Commercial Appraisal

Download Commercial Market Report (22. Delete)

Questions? Call our commercial property specialists at (587) 801-5151

# **Appraisal Request**

[**Apartment Kitchen Interior (2).jpg**](https://drive.google.com/file/d/1ZvcF0lC63QEF7r6wRs9GJaepBOU8tr05/view?usp=drive_link) **Get Your Commercial Appraisal Started**

Professional peer reviewed property appraisals delivered in 2-3 weeks, not 4-6. Get started with a quick consultation.

Trusted by 200+ property investors and lenders across Western Canada

**Choose Your Path**

* **Welcome Back**
  + Access your client portal to place new appraisals, track order status, and view completed reports
  + Track appraisal progress
  + Download reports
  + Place rush orders
  + Access Your Account
* **Start Your First Appraisal**
  + Tell us about your property and we'll get you started with our streamlined process
  + Same day response guarantee
  + Personalized consultation
  + Client portal access
  + Get Started
  + *We'll create your client account during this process*

**Quick Submit - No Account Required**

Or Submit Your Appraisal Request Directly

Skip the account setup and submit your property details immediately. We'll create your account automatically and send you access details via email.

Complete Appraisal Request Form

**Client Information**

* First Name \*
* Last Name \*
* Client Title
* Client Organization
* Client Organization Address
* Phone \*
* Email \*

**Property & Job Information**

* Property Name \*
* Property Address
* Property Type \*
  + Please Select
  + Multifamily
  + Self Storage
  + Retail
  + Industrial
  + Land
  + Office
  + Hotel
  + Senior
  + Other
* Intended Use
  + Please Select
  + Financing Purposes
  + Internal Business Decisions
  + Underwriting Decisions
  + Litigation Purposes
  + Other
* Valuation Premises
  + Please Select
  + Market Value As Is
  + Market Value As Is & As Stabilized
  + Market Value As Complete & As Stabilized
  + Market Value Land As Is & As Complete & As Stabilized
  + Market Value Land As Is
  + Market Value Land As Is & As Rezoned
* Asset Current Condition
  + Please Select
  + New Development
  + Existing Property

**Additional Information**

**Required Documents**

Please upload the following documents:

* Full Property Details or Prior Appraisal
* Proforma
* Unit Mix (MF/SS) or Rent Roll (Retail/Office/Industrial)
* Operating Expenses (1-3 Years Historical and Budget)
* Drawings/Plans (New Developments only)
* Contact for property tour (Existing Buildings only)

Drop files here or click to upload *Supported formats: PDF, DOC, DOCX, XLS, XLSX, JPG, PNG (Max 10MB per file)*

Submit Appraisal Request

* Secure Submission
* AACI Certified
* 2-3 Week Guarantee

**Four Simple Steps to Your Appraisal**

No games. No surprises. No six-week waits. Just a straightforward process that respects your time and gets deals done.

* **Step One: Submit Your Request**
  + Fill out our intake form with your property details. Upload documents, photos, and any relevant materials. Takes about 10 minutes—no phone tag required.
  + *Same day acknowledgment*
* **Step Two: Get Your Quote**
  + Within 24 hours, receive a detailed scope confirmation, transparent fee quote, and firm delivery date. No surprises, no hidden fees, no "it depends."
  + *Guaranteed pricing*
* **Step Three: Professional Inspection**
  + Our AACI appraiser conducts a thorough site inspection. We document everything, ask the right questions, and gather all necessary data for an accurate valuation.
  + *Comprehensive assessment*
* **Step Four: Receive Your Report**
  + Your peer reviewed, lender-ready report arrives on schedule. Access it anytime through your client portal, along with all supporting documentation. Need another copy? It's always there.
  + *Bank-approved format*

Start to finish in 2-3 weeks. That's our promise.

**Start Your Appraisal Now**

Prefer to discuss your project first?

(587) 801-5151

clientcare@valta.ca

Call for immediate consultation

Current clients can also call for priority support

# **News & Blog** [**Aparment New Developemt Calgary.jpg**](https://drive.google.com/file/d/16VtnZwRo93lcP624k5DfKqUIRyRwfHT1/view?usp=drive_link)

Coming soon.

# **Careers** [Career Posting.jpg](https://drive.google.com/file/d/1XPZg7lVUrsu2mpjvMkRUP7NrQzN3Vadq/view?usp=drive_link)

(23. Join a team built by developers and investors, for developers and investors. We move fast, solve hard problems, and value real‑world judgment.

**Open Roles**

* Executive Administrator - Calgary -AB
* Appraisal Assistant Job - Calgary, AB
* AACI Candidate Job - Calgary, AB
* AACI Designated Appraiser - Calgary, AB

**Apply**Use the form below to submit your resume.

## **Application Form (embed or custom)**

Basic fields: First name, Last name, Email, Phone (optional), LinkedIn URL, Portfolio, Resume upload, “How did you hear about us?”, Consent checkbox.

# **Contact**

[**Amenity Rooftop.jpg**](https://drive.google.com/file/d/1VOE0hotLSXK-jxKAyjiPqPbd_ltZTd3c/view?usp=drive_link) **Contact Valta Property Valuations**

Ready to discuss your commercial property appraisal needs?   
Get in touch with our team of designated professionals.

**Send Us a Message**

Fill out the form below and we'll get back to you within 24 hours.

* Your Name \*
* Email Address \*
* Phone Number
* Request Type
  + Select request type
  + Appraisal Request
  + General Inquiry
  + Consultation
  + Existing Client Support
  + Other
* Property Type
  + Select property type
  + Multifamily
  + Self-Storage
  + Commercial
  + Industrial
  + Land
  + Other
* Timeline
  + Select timeline
  + Urgent (1-2 weeks)
  + Standard (2-3 weeks)
  + Flexible (4+ weeks)
* Message \*

Send Message

**~~Company Details~~**

* Valta Property Valuations Ltd.
* ~~AACI Designated Professionals~~
* ~~Serving Western Canada~~  
  **REMOVE THIS PART**

**Contact Methods**

* **Phone**
  + (587) 801-5151
* **Address** 
  + #300-4838 Richard Road SW, Calgary, AB T3E 6L1
* **Email**
  + clientcare@valta.ca

**Office Hours**Monday - Friday, 8:00 AM - 5:00 PM MST   
Serving commercial property owners, developers, and lenders across:

# **Footer**

**Contact**

#300-4838 Richard Road SW, Calgary, AB T3E 6L1[**clientcare@valta.ca**](mailto:clientcre@valta.ca)  
(587) 801-5151