

# Property Benchmarking and Account Pricing Tools

To help address various needs in the U.S. and international commercial property markets, we have developed an innovative pricing tool to enable insurers and reinsurers to perform ground-up and excess loss cost analyses.

Our property offerings include the following **Occupancies**:

## Commercial:

- agricultural—greenhouses
- air/airplane hangars
- auto repair
- billboards
- churches
- emergency services
- entertainment and recreation
- gasoline stations
- government services
- hospitals and nursing homes
- hotels and motels—other
- hotels and motels—with restaurant
- offices and banks
- other mercantiles—other
- other mercantiles—retail/wholesale
- parking
- personal and repair services
- restaurants and bars
- schools

## Manufacturing:

- agricultural—grain elevators
- buildings under construction
- chemical manufacturing
- food processing—other
- food processing—severe
- general industry/metal manufacturing
- heavy manufacturing—other
- heavy manufacturing—wood
- light manufacturing—other
- light manufacturing—printing
- severe manufacturing/petroleum
- storage

## Highly Protected Risks:

- highly protected risks—low
- highly protected risks—medium
- highly protected risks—heavy

## Residential:

- apartments/condos over 10 units
- apartments/condos under 10 units
- dwelling
- group institutional housing

Our property offerings include the following **coverages and peril** components:

- buildings—BG1 (fire)
- buildings—BG2 (wind)
- buildings—special causes of loss
- contents—BG1 (fire)
- contents—BG2 (wind)
- contents—special causes of loss
- business interruption (time element)



## For more information

E-mail us at [excess-reinsurance@verisk.com](mailto:excess-reinsurance@verisk.com)

or visit us online at [www.verisk.com/excess-reinsurance/property/](http://www.verisk.com/excess-reinsurance/property/)

# ISO Rapid Valuator

Structure your primary, excess, and reinsurance decision-making with unmatched data

ISO Rapid Valuator® automates detailed property ground-up loss costs from individual, banded, or complex layered exposures. Includes many customizable class and COPE selections for standard and nonstandard risks. Can easily aggregate results for portfolio management, cat model results integration, price monitors and ceded reinsurance decisions. Available for US or global exposures and includes many standard industry curves.

Loss Costs are available for the following:

## Occupancies

- Light Commercial
- Heavy Commercial
- Light Manufacturing
- Heavy Manufacturing
- Residential – Apts & Condos
- Residential – Other
- Highly Protected Risks

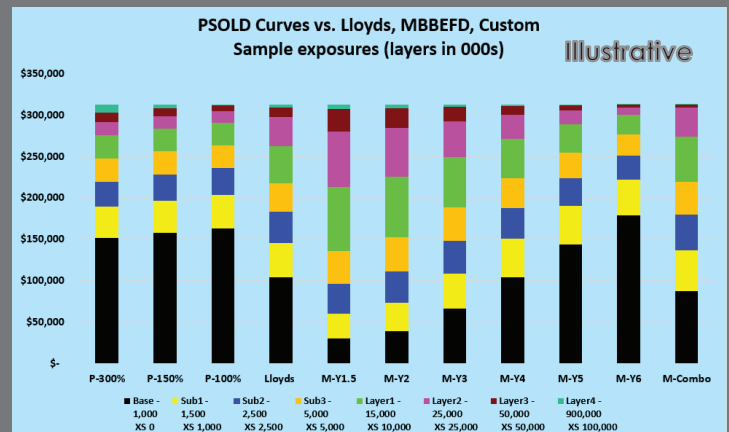
## Coverages / Perils

- Buildings – BG1 (fire)
- Buildings – BG2 (wind)
- Buildings – SCL
- Contents – BG1 (fire)
- Contents – BG2 (wind)
- Contents – SCL
- Business Interruption (TE)

The example below uses our procedure to compare two restaurants, including adjustments by portfolio and by individual account:

	
San Francisco, California	Bunbury, Australia

ISO Class Loss Costs from ISO Portal Database		
Amount of Insurance	\$10,000,000	AU \$10,000,000
Deductible	\$2,500	AU \$2,500
Occupancy	Restaurants and bars	Restaurants and bars
Construction Type	Noncombustible	Noncombustible
PPC	5	5 (equivalent)
Sprinklered Status	Sprinklered	Sprinklered
Combined Loss Cost Factor – Pre-COPE	0.250	0.250
Country Validations/Customizations		
Portfolio COPE Scalar	1.000	0.900
Account Experience Scalar	1.000	0.800
Expected Scaled Loss Costs	\$25,000	AU \$18,000



IRV contains loss costs for 230 occupancies from 52M policies and \$235B losses

# ISO PSOLD

Structure your primary, excess, and reinsurance decision-making with unmatched data

ISO Property Size-of-Loss Database (PSOLD™) model contains unmatched very detailed first loss scales by occupancy, amount of insurance, and 7 coverage/peril components. PSOLD links seamlessly to ISO Rapid Valuator for complete ground-up and excess pricing even for complex layered risks. Available for US or global exposures.

First Loss Scales are available for the following:

## Occupancies

- Light Commercial
- Heavy Commercial
- Light Manufacturing
- Heavy Manufacturing
- Residential – Apts & Condos
- Residential – Other
- Highly Protected Risks

## Coverages / Perils

- Buildings – BG1 (fire)
- Buildings – BG2 (wind)
- Buildings – SCL
- Contents – BG1 (fire)
- Contents – BG2 (wind)
- Contents – SCL
- Business Interruption (TE)



PSOLD contains 38 occupancy groups, 60 AOI bands and 7M curves from \$38T AOI