

Real Estate Property Analysis Report

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1. Property Information

Property Title	Bayanzurkh District 69,7m² 2 Bedroom Apartment
Location	Bayanzurkh District, Ulaanbaatar
District	Bayanzurkh
Area (sq.m)	7.0 m²
Rooms	2
Total Price	280,000,000 MNT
Price per sq.m	40,000,000 MNT/m²
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3. District Market Analysis

- Bayanzurkh District: Average Price per Sqm (MNT) - 4,847,425 MNT - 2 Bedroom Apartments: 3,721,079 MNT - 3 Bedroom Apartments: 4,673,811 MNT. The subject property's price per square meter is 40,000,000 MNT, which is higher than the average price per square meter for 2-bedroom apartments in the district.

4. Market Comparison & Analysis

****Comprehensive Real Estate Analysis Report****

****Property Overview**** The subject property is a 2-bedroom apartment located in the Bayanzurkh district, Ulaanbaatar, Mongolia. The property has a total living area of 7.0 square meters and is priced at 280,000,000 MNT (approximately 400,000,000 MNT per square meter).

****Market Positioning**** Based on the provided data, the Bayanzurkh district is considered a premium area with higher property values compared to other districts in Ulaanbaatar. The average price per square meter for all apartments in the district is 4,847,425 MNT, which is higher than the subject property's price per square meter. However, when comparing the subject property to similar 2-bedroom apartments in the district, the price per square meter is relatively competitive, with an average price of 3,721,079 MNT per square meter.

****Investment Potential**** The subject property's price per square meter is 400,000,000 MNT, which is higher than the average price per square meter for 2-bedroom apartments in the district. However, considering the premium location and potential for capital appreciation, the property may still offer a good investment opportunity.

****Comparison with Averages**** The following table compares the subject property's price per square meter with the average prices per square meter in the Bayanzurkh district:

Property Type	Average Price per Sqm (MNT)	Subject Property Price per Sqm (MNT)
All Apartments	4,847,425	400,000,000
2-Bedroom Apartments	3,721,079	400,000,000
3-Bedroom Apartments	4,673,811	400,000,000

As shown in the table, the subject property's price per

square meter is higher than the average price per square meter for 2-bedroom apartments in the district but lower than the average price per square meter for all apartments in the district. **Recommendations**
Based on the analysis, we recommend the following: 1. **Buy**: The subject property's competitive price per square meter and premium location make it an attractive investment opportunity. However, potential buyers should carefully consider the property's condition, amenities, and potential for capital appreciation. 2. **Renegotiate**: Negotiate the price with the seller, considering the property's price per square meter is higher than the average price per square meter for similar apartments in the district. 3. **Monitor Market Trends**: Monitor market trends and prices in the Bayanzurkh district to ensure the property's value appreciates over time. **Additional Recommendations** 1. Conduct a thorough inspection of the property to identify any potential defects or needed repairs. 2. Research the property's ownership and title to ensure clear ownership and no outstanding debts. 3. Consider hiring a local real estate agent or expert to assist with the purchase process and provide additional market insights. By following these recommendations, potential buyers or investors can make an informed decision about the subject property and navigate the Ulaanbaatar real estate market with confidence.

5. Source Information

Property URL: https://www.unegui.mn/adv/9388059_baianmongol-khoroolol-69-7mk-a2-oroo/

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