

# Asset Report - General Analysis

## Asset Details

Address: ■■■■■ ■■■■■ 123, ■■ ■■■■■

City: ■■ ■■■■■

Neighborhood: ■■■■■ ■■■■■

Type: ■■■■■

Price: ■2,850,000

Bedrooms: 3

Bathrooms: 2

Area (sqm): 85

Price per sqm: ■33,529

## Financial Analysis

Model Price: ■3,000,000

Price Gap: -5.2%

Rent Estimate: ■9,500

Annual Return: 3.2%

Competition (1km): ■■■■■■■■

## Investment Recommendation

Overall Score: 81/100

Recommendation: Asset at fair market price

# Plans and Building Rights

## Local and Detailed Plans

Current Plan: ■■■■ 38

Zoning: ■■■■■■ ■■

Remaining Rights: +45 sqm

Main Building Rights: 85 sqm

## Building Rights Details

Remaining Rights: 45 sqm

Additional Rights %: 53%

Estimated Rights Value: ■1056K

# Environmental Information

## Environmental Data

Noise Level: 2/5

Public Areas  $\leq 300\text{m}$ : Yes

Antenna Distance: 150m

## Risk Factors

No special risks

# Documents and Summary

## Available Documents

- ■■■■ ■■■■ (tabu)
- ■■■■■■ ■■■■ ■■■■■■ (condo\_plan)
- ■■■■ ■■■■■■ (permit)
- ■■■■■■ ■■■■■■ (rights)
- ■■■■ ■■■■■■ (appraisal\_decisive)
- ■■■■ ■■■■ (appraisal\_rmi)

## Contact Information

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