



ប៊ុនណា រ៉េលី ក្រុម

BONNA REALTY GROUP

Trust - Experience - Professional

Reference N°: T.H090518

Date: September 27, 2017

Valuation

of

House N° 135, Concrete Road, Phum Kork Khleang, Sangkat Phnom Penh Thmey,
Khan Sen Sok, Phnom Penh City, Kingdom of Cambodia



Requested By

Mr. CHHIM RAPISETH and Mrs. MEAS NAKRY

Prepared for

RHB Indochina Bank Limited. (Tuol Kouk Branch)

III. COMPARISON APPROACH

1. Property Comparable

Type	Property	Comparable 1	Comparable 2	Comparable 3
Land Size	80.00sqm	126.00sqm	75.60sqm	81.00sqm
	861.12sqft	1,356.26sqft	813.75sqft	871.88sqft
Property Condition	Flat E0-E2	Flat (E0-E1)	Flat (E0-E2)	Flat (E0-E2)
Tenure	Free Hold	Free Hold	Free Hold	Free Hold
Road Condition	Concreted Road	Concreted Road	Concreted Road	Concreted Road
Fence	No	No	No	No
Terrain	Higher Level	Similar	Similar	Similar
Infrastructure and Facility	Yes	Yes	Yes	Yes
View	South	South	South	North
Parking	Yes	Yes	Yes	Yes
Distance	-	About 200m	About 150m	About 70m
Building Size	255.02sqm	126.00sqm	226.80sqm	216.00sqm
	2,745.03sqft	1,356.26sqft	2,441.27sqft	2,325.02sqft
Estimate Building Cost	-	USD34,776.00/-	USD 52,164.00/-	USD 49,680.00/-
Selling Price	-	USD 300,000.00/-	USD 170,000.00/-	USD 160,000.00/-
Land Value	-	USD 265,224.00/-	USD 117,836.00/-	USD 110,320.00/-
Info Source	Valuation	Owner	Owner	Owner
Date of Sale	-	09/2017	09/2017	05/2017

2. Land Adjustment Factors in Percentage

Type	Property Info	Comparable 1	Comparable 2	Comparable 3
Location	-	0%	0%	0%
Size	-	-5%	0%	0%
Shape	-	0%	0%	0%
Terrain	-	0%	0%	0%
Tenure	-	0%	0%	0%
Total Adjustment Percentage	-	-5%	0%	-5%

*Note: The Land adjustment value will be calculated with the **Gross Rental Income** for the **Land Reconciliation Value**.



V. SITE DESCRIPTION

1. Location/Address (Latitude: 11°34'26.90"N, Longitude: 104°51'25.38"E)

Approximate Location from Google Earth (Satellite Map)



The subject property is accessible from BMV Gasoline Station via Concrete Road (West to East) about 340m; the subject property is at left side.



2. Distance Description



PROXIMITY OF THE SUBJECT PROPERTY TO SERVICES and AMENITIES

1. To Borey Varina about 550 meters.
2. To Chhouk Meas Market about 500 meters.
3. To Reak Reay Market about 450 meters.
4. In Borey New World Compound.
5. To American Bridge International School about 650 meters.
6. To Savimex Gasoline Station about 800 meters.



VIII. PROPERTY DESCRIPTION PHOTOS



PROPERTY VALUATION

Reference N°: IT7090518

Property Type	Title deed N°	Area (sqm)	USD/sqm	Total (USD)
Land	12080109-3438	80.00sqm (861.12sqft)	USD1,400.00/sqm	USD 112,000.00/-
Flat (E0-E2)		255.02sqm (2,745.03sqft)	USD175.17/sqm	USD 44,672.00/-
Grand Total				USD 156,672.00/-
In words: One hundred Fifty Six thousand Six hundred and Seventy Four U.S. Dollars Only.				
Valued Date: September 27, 2017			Expired Date: September 27, 2018	

Phnom Penh: September 27, 2017

Prepared By


Tann Chikhanh
 Inspector

Controlled By


Srun Channet
 Valuation Supervisor

Verified By


Som Parinha
 Valuation Manager

Verified By


Pen Sokea
 Director/
 Certified Appraiser
 N°: V-07-001-03

Approved By


Sung Sina
 CEO/
 Certified Appraiser
 N°: V-07-001-01

Company Sealed

N°: EV-07-001



***Note:** Our property valuation is applied to only the land and structure, not including furniture and fixture. Individual or Firm requested for our valuation service will be responsible for their fake documents, information or fraud.