

From: monnpech@9-base.com [mailto:monnpech@9-base.com]
Sent: Monday, March 12, 2018 9:07 AM
To: 'Sok Ratanak'
Cc: 'Chiv Hak'; 'Hang Monycheat'; 'Ros Channara'; 'Tang Siew Hon'; 'Voan Ratana'; 'Ngan Chhayheang'; 'Nov Sareth'; 'Kong Sombor'; 'Seng Sivkim'; 'sh.kim@9-base.com'; 'seyha'; 's.seangly@9-base.com'; 'soni@9-base.com'; 'samseray@9-base.com'
Subject: RE: Verbal Check - Peng Hout Chroy Changva

Dear Mr. Ratanak,

We refer to your instruction to advice on the current indication of property as below:

Type of Property : **A parcel of land with a three-storey flat.**

Address : Sangkat Prek Leap, Khan Chroy Changva, Phnom Penh

Google Earth Point : 11°38'31.2"N 104°54'57.9"E

Shape : Rectangle in shape

Land : 0-meter
Building : 0-meter
0-meter = 107 sqm
0-meter 3 floor 192 sqm

Property		USD/ sqm	Amount (USD)
Land	107 sqm	\$850 psm	\$90,950
Building	192 sqm	\$200 psm	\$38,400
Indicative Forced Sale Value		Total MV	\$129,000
		(70%) :	\$90,000

Please note that the aforesaid indicated values are subject to our physical site inspection.

Best Regards,

Pech

9BASE **MONN PECH**
URBAN DEVELOPMENT SOLUTION
Senior Valuation Manager | Valuation Department
Mobile: +855 96 3196 988 | 099 999 154
Email: monnpech@9-base.com | <http://www.9-base.com>
Address: 4th Floor, #11, St.169, Veal Yong, 7 Makara Phnom Penh, CAMBODIA

From: Sok Ratanak [<mailto:ratanak.sok@rnbgroup.com>]
Sent: Monday, March 12, 2018 8:25 AM
To: monnpech@9-base.com
Cc: Chiv Hak; Hang Monycheat; Ros Channara; Tang Siew Hon; Voan Ratana; Ngan Chhayheang
Subject: Verbal Check - Peng Hout Chroy Changva

Dear Mr. Pech,

Please kindly verbal check on the subject property as per attachment.

Thanks,

Sok Ratanak

From: Phina-ARC <phina@arc.com.kh>
Sent: Tuesday, March 13, 2018 10:24 AM
To: Sok Ratanak; 'Sokun-ARC'
Cc: indication@arc.com.kh; Chiv Hak; Hang Monycheat; Tang Siew Hon; Ros Channara; Voan Ratana; Ngan Chhayheang
Subject: RE: Verbal Check - Peng Hout Chroy Chanava

Dear Mr. Ratamak,

Warm Greeting From ARC.

As per your indication of Client(s) :	A parcel of land with a three storey link house.
Location/Add :	N/A
Google Map Point :	Sangkat Prek Leap, Khan Chroy Changva, Phnom Penh.
Valuation Fee :	11.6420285366, 104.916049017
	\$170 (include VAT)

We would give our indicative values as follow:

	Apportionments			Analysed psqm (Appro-)		Total Values	
	Width	Length	Total Area	Min	Max	Min	Max
Land :	0.00 m	0.00 m	107.00 sqm	\$720 psm	\$750 psm	\$77,000	\$80,000
Building :	0.00 m	0.00 m	192.00 sqm				
Depreciation :	3-Year @ 1.2%/year			\$230.0 psm	\$240.0 psm	\$43,000	\$44,000
				Our Indicative Value Says :			
						\$120,000	\$124,000

Note : The Indicative Values given above are subject to inspection.

សំគាល់ ៖ ការប៉ាន់ប្រមាណតំលៃបស់អចលនវត្ថុខាងលើ និងប្រែប្រួលទៅតាម ទំហំ ដែលត្រូវបានពិនិត្យនិងសម្រង់លក់ស្តង់ដារ

Please let me know if you have any doubt related to the figures given.

Best Regard,

Ratanak Sok, Mr.

Assistant Manager, Retail and Consumer

No. 18C, D & AE₀, Kim II Sung Blvd. (St. 289)

Sangkat Toul Kork, Phnom Penh, Cambodia

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