

RHB INDOCHINA BANK LIMITED
Branch: Phnom Penh Main Branch
Property Site Visit Report

Borrower (s)	: Mr. Ath Sophorn and Mdm. Mom Chantheary		
Facilities Type	: Housing Loan	Amount	: USD33,000.00
Property Type	: A parcel of land with a single-storey flat house	Title No.	: to be issued
Build up area	: 57.4sqm (Based on SPA)		
Land Size	: 90sqm (Based on sub- divide title deed)		
Property Address	: # D-17, St. Maha D, Phum Vimean Trung, S/k. Krang Thnug, Khan Sen Sok, Phnom Penh.		
Site Inspected by	: Mr. Ngan Phallen/Mr. Srean Raksmeay	Visiting Date	: 01-Dec-2016

1	Recent photograph(s) of the property enclosed	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2	An internal inspection of the property has been done N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3	The property is found to be in good state of repair N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If No, please state: N/A			
4	Method of valuation	<input type="checkbox"/> Direct Comparison <input type="checkbox"/> Others: <input type="checkbox"/> Valuer Company: <input checked="" type="checkbox"/> Other Reference: Verbal Check with Bonna and ARC	
5	Cross check		
6	Factors that may affect demand/market value		
	State of Repair	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
	Occupancy rate of neighboring property	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Fair <input type="checkbox"/> Good
	Demand for sale/rent	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair <input checked="" type="checkbox"/> Good
	Incidence of crime on vicinity	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Average <input type="checkbox"/> High
	Proper access road to the property	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	Is location of the property flood prone	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Are there any fire hazard nearby	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Undesirable factors (e.g. cemetery, vices, etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Other (please state)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7	Encumbrances	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Bank Name : N/A	Loan Amount : N/A	
	Facility : N/A	Security Coverage : N/A	
8	Existing Insurance <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
9	Brief description of surrounding neighboring and highlight any adverse observation:		
	The property is located around 3km in the north of Phnom Penh International Airport at Sangkat Krang Thnug, Khan Sen Sok, Phnom Penh and covers area of 12.1ha, and divide into 4 phases. It is surrounded by schools, universities, Hospitals, Super Market, hotels, banks, Borey and business complexes. Thus, the marketability of the subject property is good.		
10	Property Valuation		
	MOV: USD55,775.00		
	FSV: USD44,620.00		
11	Reasons for valuation by Branch/Bank		
	<input checked="" type="checkbox"/> Value can be determined		
	<input type="checkbox"/> Request by customer		
	<input type="checkbox"/> Other (please elaborate):		

Inspected by: <div style="border-top: 1px solid black; height: 20px; margin-top: 20px;"></div> Ngan Phallen Executive, Mobile Credit & Mortgage Date: 12/12/2016	Concurrence by: <div style="border-top: 1px solid black; height: 20px; margin-top: 20px;"></div> Srean Raksmeay Senior Manager, Mobile Credit & Mortgage Date: 12/12/2016
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